

Name	Modi Complex	
Sale or Lease	Lease only	
Location	Necklace Road, Karbala Maidan, Secunderabad. Complex having access from M. G. Road and Necklace Road. Next to Justa Hotels & Moksh Banquets.	
Area	First Floor: 11,000 sft Reserve parking space of 3,500 sft in basement	First Floor: 4,500 sft.
Terms of Lease	- Rs. 30 per sft. - Property Tax to be paid by Lessor. 6 months rent as interest free deposit. - Rent increase by 7% every year. - Maintenance Rs. 2.50/- per sft. - Electricity charges extra.	- Rs. 30 per sft. - Property Tax to be paid by Lessor. 6 months rent as interest free deposit. - Rent increase by 7% every year. - Maintenance Rs. 2.50/- per sft. - Electricity charges extra
Features	- Premises will be renovated within 8 weeks of confirmation. - Vitrified floor tiles with zypsum false ceiling shall be provided. - Bathrooms will be fully renovated. - Fresh coat of paint shall be done.	- Fully furnished. - Minor refurbishing of furniture shall be taken up as per requirement.
Remarks	- Building faces Necklace Road. - Ample common parking area around the building. - Lobby on ground and first floor shall be renovated and flooring replaced with granite on confirmation of lease.	

Modi Consultancy Services.

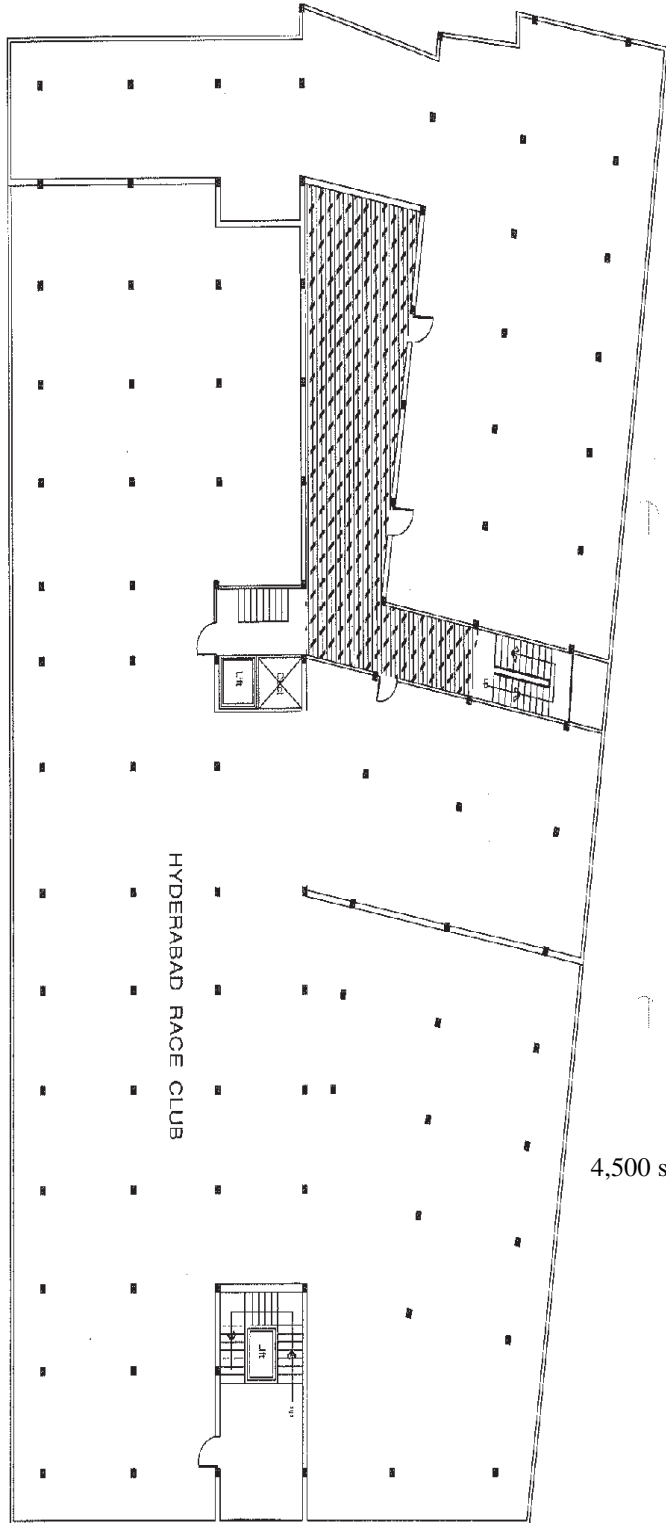
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FLOOR PLAN GIVEN OVERLEAF

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FIRST FLOOR PLAN

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AT KARBALA MAIDAN, NECKLACE ROAD, SEC - BAD.

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