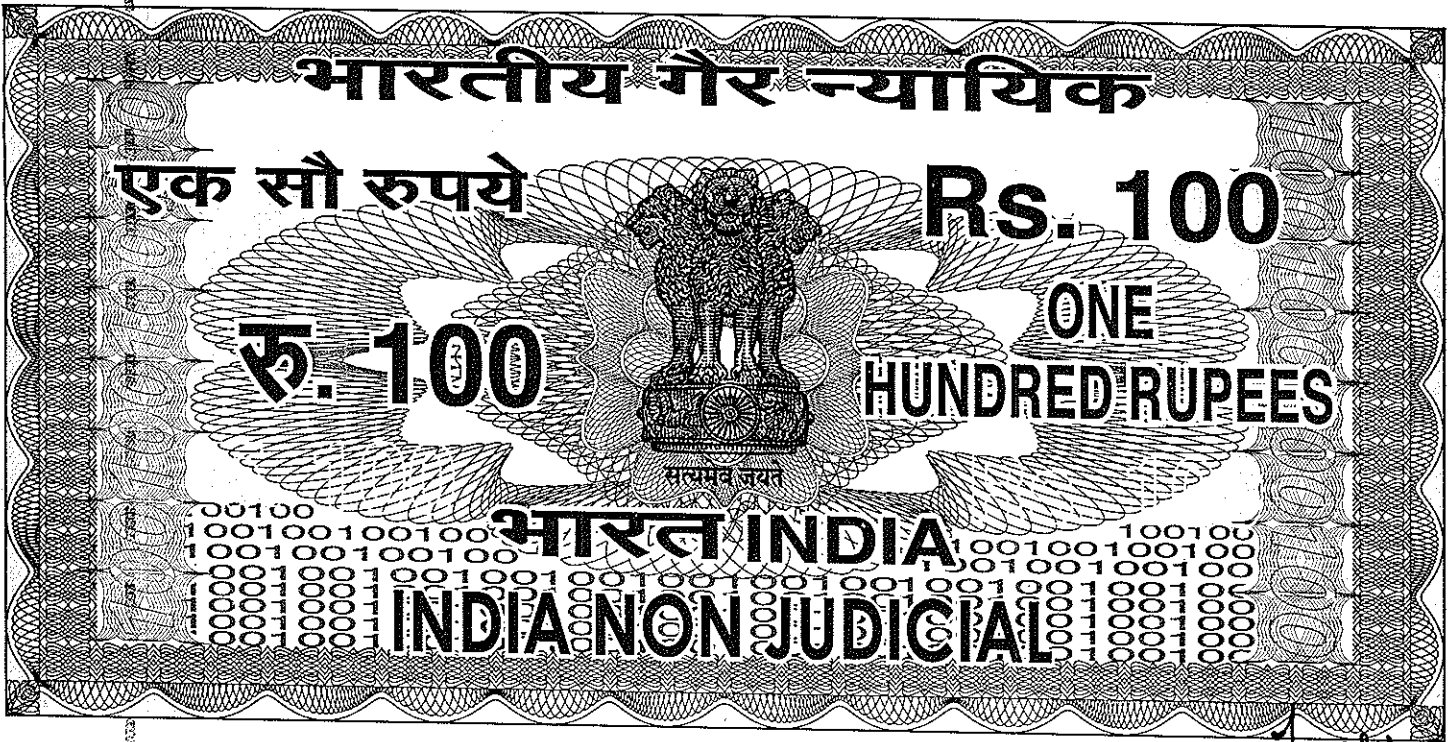




उत्तर प्रदेश तेलंगाना TELANGANA
SI.No. 468 Date 17/8/2020 Rs. 100/-
Sold to Ch. Ramesh
S/o. W/o. D/o. Late Narsing Rao
For whom M/s. Modi Builders Methodist Complex

Z 532779

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
SVL No:16-09-082 of 2012
R.L.No.15-09-08/2018
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003.
Phone No:9246371455

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 20th day of August, 2020 by and between:

M/s. MODI BUILDERS METHODIST COMPLEX a partnership firm having its office at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its partners/authorized representatives Shri Suresh Bajaj, son of Late Sri Parmanand Bajaj aged 62 years, R/o. 93, Prashant Nagar, Road No. 15, Jubilee Hills, Hyderabad – 500 033 and Shri Soham Modi, S/o. Satish Modi aged 50 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, herein after referred to as the LESSOR.

AND

M/s. AL-Hind Perfumes & Botique, represented by its partners Shri. Mir Ahmed Ali, S/o. Late Mir Hyder Ali, aged 42 years, R/o. 17-4-24, Pather ka Makan, Debeerpura, Charminar, Hyderabad, Telangana State – 500023 and Shri Syed Zaheeriddin Quadri, S/o. Late Syed Haneefuddin, aged about 43 years, Occupation: Business, R/o. 17-4-236/9/A, Yakutpura, Charminar, Hyderabad, Telangana State 500023, 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.

[Signatures]
S. Bajaj
Mir Ahmed Ali
Syed Zaheeriddin Quadri
Syed Haneefuddin

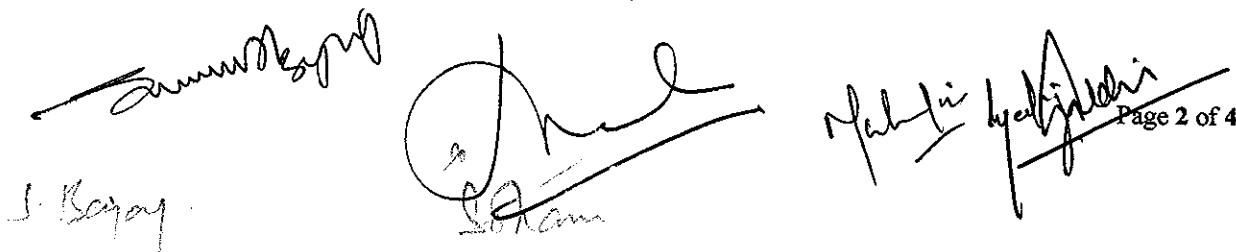
- A. WHEREAS the LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad-500 001), having got its rights of tenancy under an Agreement, Registered as Document no. 686/90 on 25/3/88 with the registrar of Hyderabad, from Methodist Church in India (Owners), the owners of the land on which the building is constructed.
- B. 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.
- C. WHEREAS the LESSEE has requested to LESSOR to grant on lease the shop space admeasuring about 500 sft and 520 sft open space on the ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad-500 001, and the LESSOR agreed to give on the terms and conditions specified as hereunder:
- D. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR both hereby grant and the LESSEE both hereby taken on lease the shop space admeasuring about 500 sft and 520 sft open space on the ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad-500 001, 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. 18,975/- (Rupees eighteen thousand nine hundred and seventy-five only) per month exclusive of GST, monthly maintenance charges & 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:

Sl. No.	Rent payable to	Amount	From period	To period
1	Modi Builders Methodist Complex	18,975/-	1-08-2020	31-07-2023

2. The LESSEE shall pay an amount of Rs. 2,27,700/- (Rupees two lakhs twenty-seven thousand seven hundred 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 3 years commencing with effect from 1st day of August, 2020. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 03 months. However, the initial period of 1 year shall be the lock-in period, i.e., the LESSOR shall not be entitled to terminate this lease on or before 31-07-2021.

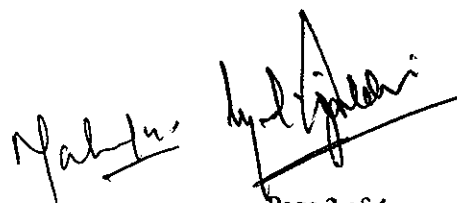
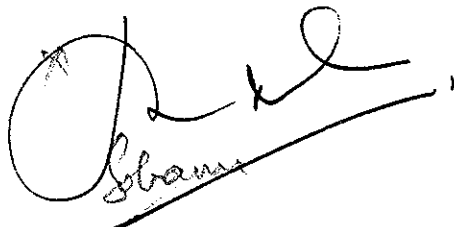


Page 2 of 4

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 keep the leased premises in a neat and habitable condition.
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 3 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, 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.
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.



S. Bajaj



DESCRIPTION OF THE LEASED PREMISES

All that portion admeasuring about 500 sft of built up area and 520 sft open space, on the ground floor, 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 By	:	Ramp
South By	:	Chirag Ali Lane Road
East By	:	Passage
West By	:	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. G. JAI KUMAR

G. Jai Kumar

(Signature)
(Mr. Soham Modi)
Lessor

2.

(Signature)
(Mr. Suresh Bajaj)
Lessor

(Signature)
(Shri Mir Ahmed Ali)
Lessee

(Signature)
(Shri Syed Zaheeriddin Quadri)
Lessee