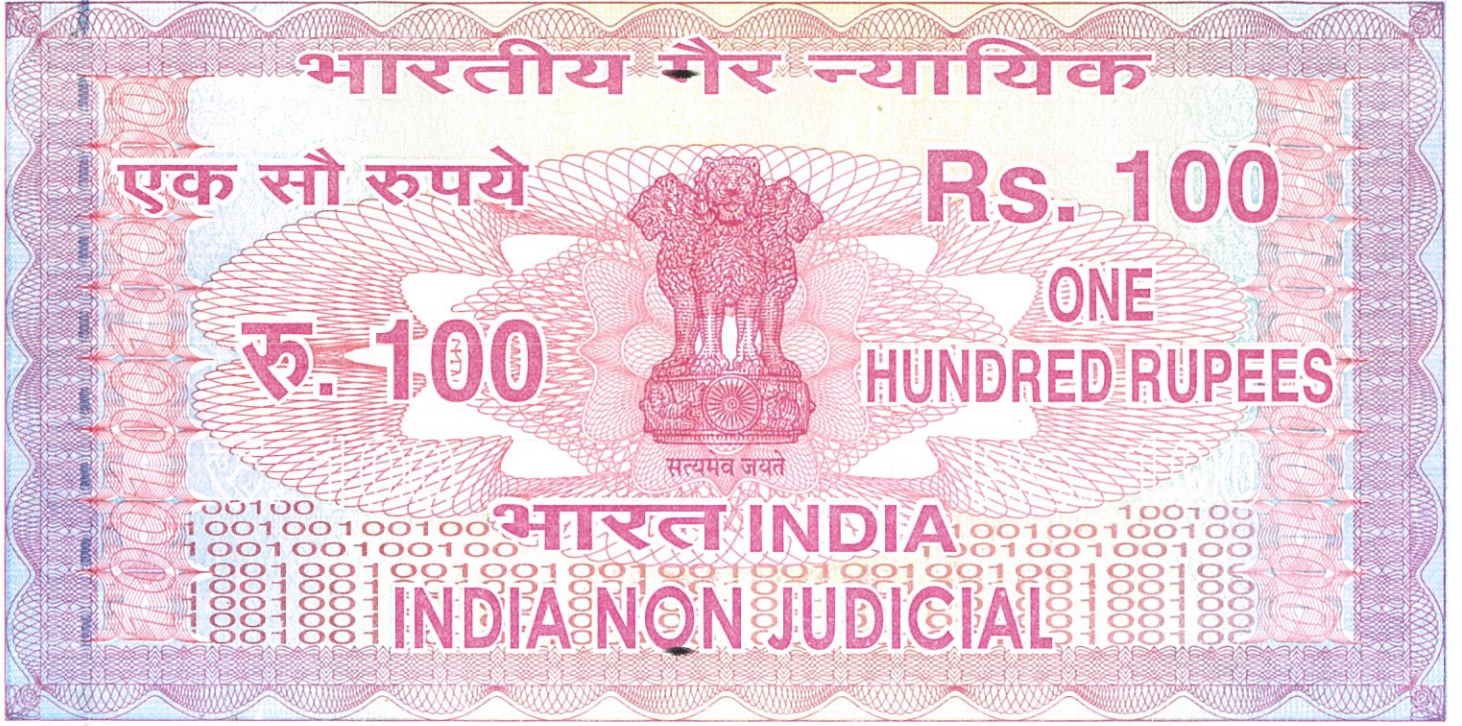




తెలంగాణ తెలంగాణ TELANGANA

S.No. 467 Date: 28-01-2021

Sold to: RAMESH

S/o. Late NARSINGH RAO

For Whom: MODI HOUSING PVT. LTD.

AF 402694
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 01st day of February 2021 by and between:

Smt. A. Shobha w/o. Late. A. Venkatesh, aged about 46 years, resident of House. No 4-1-97, Kowkur village, Malkajigiri Mandal, Ranga Reddy District, hereinafter referred to as the LESSOR.

AND

M/s. Modi Housing Pvt. Ltd., having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003, represented by its duly authorized signatory Mr. Soham Modi, S/o Late Mr. Sathish Modi, aged about 51. hereinafter 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.

- A. WHEREAS the LESSOR is the owner of bulding bearing municipal no. 4-1-97, situated at Kowkur Village, Malkajgiri Mandal, Alwal Municipality, Ranga Reddy District, consisting of ground plus one upper floor on about 189 sq yds of Land. The LESSOR purchased the said property by way of registered sale deed bearing document no.1196/09, registered at SRO Vallabh Nagar, Ranga Reddy District.
- B. The LESSEE has requested the LESSOR to grant on lease a portion of the terrace on the above referred property for the purposes of erection of one hoarding admeasuring about 15 ft in height and 30 ft in width and the LESSOR has agreed to give on lease on the terms and conditions specified hereunder.
- C. 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 a protion of the terrace in the property bearing municipal no. 4-1-97, situated at Kowkoo Village, Malkajgiri Mandal, Alwal Municipality, Ranga Reddy District, consisting of ground plus one upper Floor on about 189 sq yds of land, hereinafter referred to as the Scheduled Property, details of which are given at the foot of this document.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The lease shall be for a period of 5 years commencing from day of 01-02-2021. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 1 month.
2. The LESSEE shall pay a rent of Rs. 6,500/- (inclusive of GST and subject to deduction of TDS) per month to the LESSOR on or before the 10th of the subsequent month.
3. The LESSEE shall pay an amount of Rs.15000/- (Rupees Fitfteen 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.
4. The rent shall be enhanced by 6% at the end of every year.
5. 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.
6. The Lessee shall pay and bear the electricity consumption charges apart from the rent.



7. The Lessee shall utilize the leased premises only for the purposes of erecting a hoarding. The Lessee shall be free to sub-lease the hoarding to any third party. However, the Lessee shall not be entitled to sub-lease the leased premises to any third party.
8. The Lessor shall permit the Lessee to erect a hoarding on the leased premises. The Lessee shall be entitled to take up civil and fabrication works as it deems fit for erection of the hoarding. The Lessor shall not object to the works being taken up by the Lessee. The Lessee shall be specifically entitled to make minor structural changes to the leased premises for erection of the hoarding.
9. The Lessee is responsible and shall indemnify for any loss/damage caused by advertisement Hoarding to any person or property.
10. The Lessee shall be solely responsible for obtaining permit for erection of the hoarding from the relevant authorities. However, the Lessor shall cooperate with the Lessee for obtaining such a permission. The Lessor shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
11. The Lessee shall be entitled to obtain electric power connection for lighting the said hoardings and the Lessor shall cooperate with the Lessee for obtaining the electric power connection. The Lessor shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
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 GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time, only 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. All the disputes or differences between the parties herein arising out of or in connection with this understanding shall be decided through arbitration. The venue of the arbitration proceedings shall be in Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this agreement to the exclusion of all other law courts.



17. The Lessor agrees to allow the Lessee to access the leased premises for removing/mounting flex on the hoarding or for repairs and maintenance of the hoarding at any reasonable hour of the day. On expiry or termination of this lease the Lessee shall be entitled to remove all fixtures erected by it from the Scheduled Property. The Lessee shall restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.

DESCRIPTION OF THE LEASED PREMISES

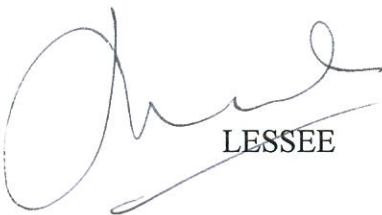
All that portion of the terrace admeasuring 200 sft, on the building bearing municipal no. 4-1-97, situated at Kowkur Village, Malkajgiri Mandal, Alwal Municipality, Ranga Reddy District, consisting of ground plus one upper floor on about 189 sq yds of land marked in red in the plan enclosed and bounded by:

North By : 18'-0" wide road
South By : House of M.S. Reddy
East By : House of Narsimha Reddy
West By : Open land

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

WITNESSES:

- 1.
- 2.


LESSEE

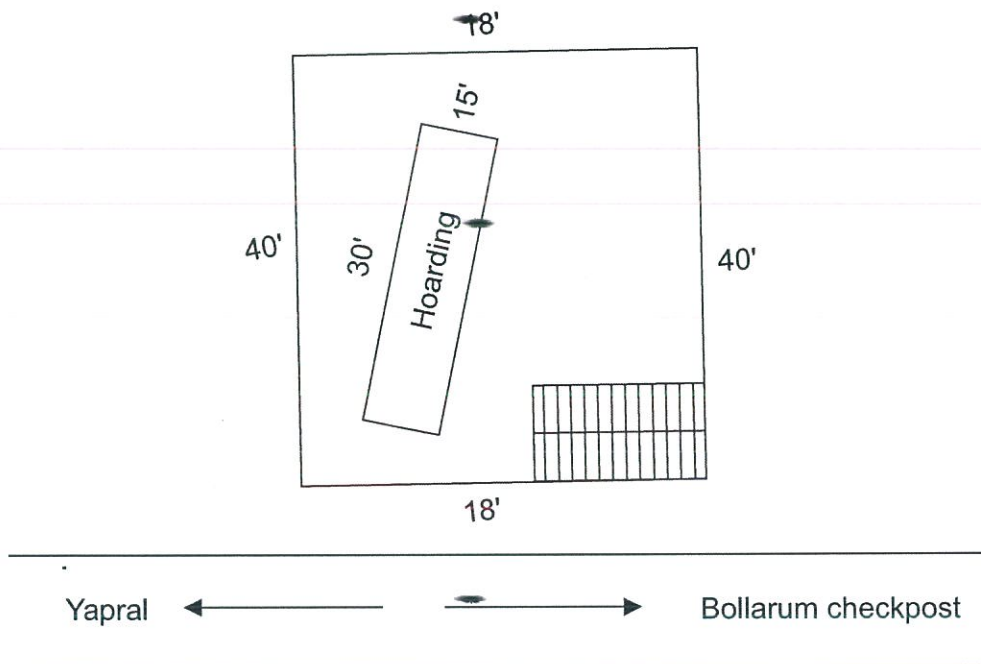
LESSOR



PLAN FOR LEASE AGREEMENT SHOWING THE BUILDING AREA BEARING SITUATED AT H. NO. 4-1-97, KOWKUR VILLAGE, MALKAJIGIRI MANDAL, RANGA REDDY DISTRICT.

LESSOR: Smt. A. Shobha w/o. Late. A. Venkatesh, aged about 46 years, resident of House. No 4-1-97, Kowkur villege, Malkajigiri Mandal, Ranga Reddy District,

LESSEE: M/s. Modi Housing Pvt. Ltd. 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003



WITNESSES: 1.

2.



LESSOR

LESSEE