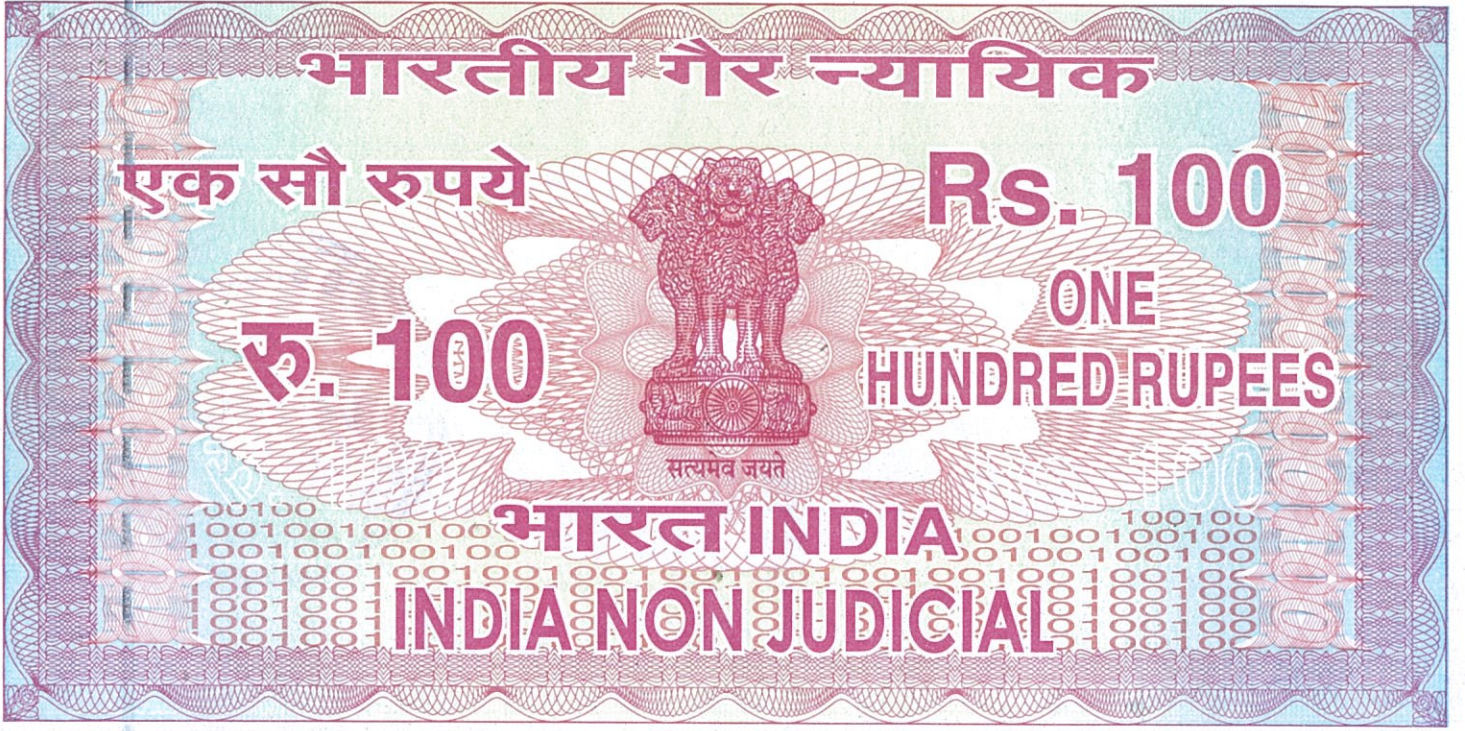




తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 439 Date: 10.08.2020, Rs.100/-

Sold to : Ramesh S/o Late Narsing Rao

For Whom: M/s. Modi Housing Pvt.Ltd.

Hyderabad

Laxmi Z 532750

P. LAXMI KANTH REDDY

Licenced Stamp Vendor

SVL No:16-09-082 of 2012

R.L.No.16-09-08/2018

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 05th day of October 2020 by and between:

Sri Venkannagari Muthaym Reddy, S/o. Ranga Reddy, aged about 37 years, resident of House. No 4-23, Thurkapally villege, Shamirpet Mandal, Malkajigiri 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.

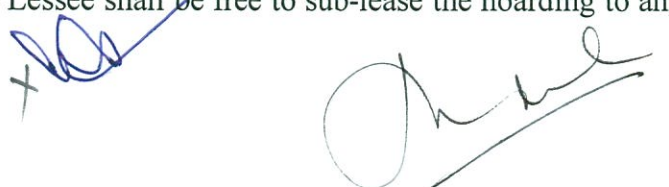
[Signature] *[Signature]*

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 absolute owner of the building consisting of single floor constructed on a plot area of 120 sq yds, forming a part of Sy. No. 47 & 48 plot no.1 situated at Thurkapally Village, Shamirpet Mandal, Malkajigiri District. The LESSOR purchased the said property by way of site layout plan bearing document no. 1441/061, dated 08th October, 2006, registered at SRO Shamirpet.
- B. The LESSEE has requested the LESSOR to grant on lease a portion of the east side wall & west side wall admeasuring about 105 + 105 sft for erecting 2 hoardings admeasuring about 30 ft in length and 08 ft in height and the LESSOR. The said portion on the wall is hereinafter referred to as the Leased Premises 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 portion of the east side wall & west side wall admeasuring about 105 + 105 sft for erecting 2 hoardings admeasuring about 30 ft in length and 08 ft forming a part of Sy. No. 47, 48 plot no.1, situated at Thurkapally Village, Shamirpet Mandal, Malkajigiri District consisting of single floor constructed on a plot area of 120 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 LESSEE shall pay a rent of Rs. 3,000/- (inclusive of GST and subject to deduction of TDS) per month to the LESSOR on or before the 10th of the subsequent month.
2. The lease shall be for a period of 3 years commencing from day of 01-11-2020. 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.
3. 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.
4. The Lessee shall pay and bear the electricity consumption charges apart from the rent.
5. 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.

6. 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.
7. The Lessee is responsible and shall indemnify for any loss/damage caused by advertisement Hoarding to any person or property.
8. 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.
9. 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.
10. The Lessee shall permit the Lessor or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
11. 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.
12. The Lessor shall pay the property taxes pertaining to the leased premises.
13. 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.
14. 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.
15. 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 land 105 + 105 sft admeasuring sft for erecting 2 hoardings of 30' x 8' in the building Situated in Sy. No. 47 & 48 situated at Thurkapally village, Shamirpet Mandal, Malkajigiri District, marked in red in the plan enclosed and bounded by

North By : Genome Valley bypass road
South By : Plot no. 13
East By : Plot no. 02
West By : 40' wide road

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


LESSEE

WITNESSES:

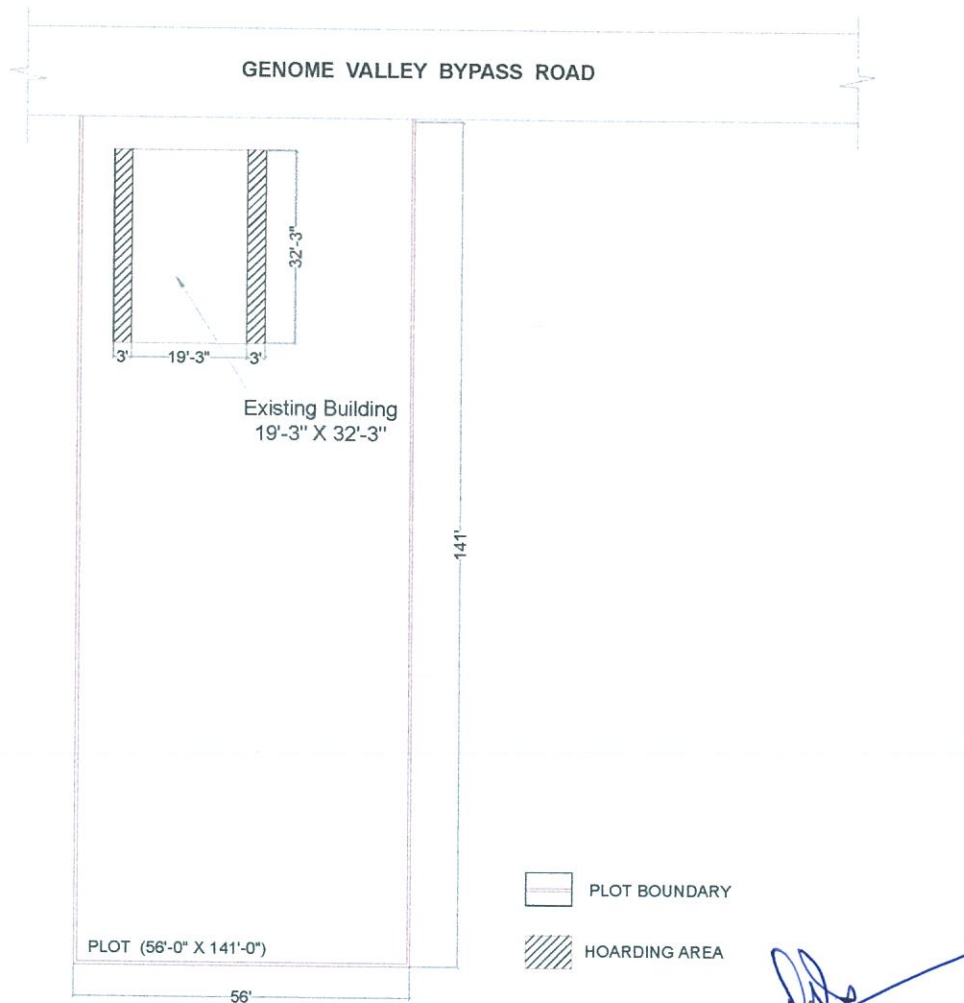
1. 
- 2.

LESSOR


**PLAN FOR LEASE AGREEMENT SHOWING THE WALL AREA BEARING
SITUATED AT SY.NO 47 & 48 PLOT - 01 THURKAPALLY VILLAGE,
SHAMIRPET MANDAL, MALKAJIGIRI DISTRICT**

LESSOR: Venkannagari Muthyam Reddy, S/o. Ranga Reddy, aged about 37 years,
resident of House. No 4-23, Thurkapally village, Shamirpet Mandal, Malkajigiri
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. *C. M. N. S.*

2.

[Signature]
LESSOR

[Signature]
LESSEE