



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 10509 Date 30/12/08 Rs. 100
 Sold To M. Praveen Bate
 S/o M. Narasing Rao
 For Whom M.C. Modi Educational Trust

R-G-Chimalg
 R 767791
LEELA C CHIMALGI
 STAMP VENDOR
 Lic. No. 07/2005
 5-4-187/3&4, II Floor, Soham Mansion,
 Secunderabad-500 003.

LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad on this 30th day of December 2008 by and between:

M C Modi Educational Trust having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the **LESSOR** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

AND

Shri. Ajay C. Mehta S/o. Shri. C. C. Mehta aged 45 years, Occupation: Chartered Account, residing at Flat No. 203, Chandradhir Apartments, Plot No. 8, Avanthi Co-op Society, Balamrai, Secunderabad hereinafter referred to as the **LESSEE** (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns) of the OTHER PART.

For **M. C. Modi Educational Trust**

[Signature]
 Trustee

[Signature]

WHEREAS

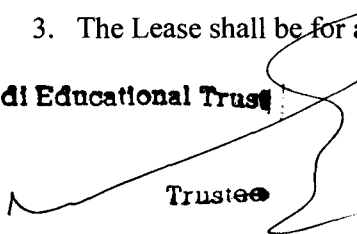
1. The **LESSOR** is the absolute owner of the property admeasuring 400 sft of office space on the second floor of the building known as Soham Mansion, bearing premises No. 5-4-187/3&4, situated at M. G. Road, Secunderabad and which is more particularly described at the foot of this document. (**Hereinafter referred to as Scheduled Premises**)
2. The **LESSOR** has granted lease of the Scheduled premises to the **LESSEE** under the Lease Agreement dated 07.02.2004 for a period of five (5) years from 01.01.2004 to 31.12.2008.
3. The above referred Lease Agreement will get expired on 31.12.2008 but the **LESSEE** intended to continue in the same premises.
4. The **LESSEE** is desirous of continuing to be a **LESSEE** of The Scheduled Premises and has requested the **LESSOR** to extend the lease.
5. The **LESSOR** agreed to extend the lease of the Scheduled Premises on the terms and conditions contained herein and agreed upon by the parties.
6. The parties hereto are desirous of reducing into writing the terms and conditions of lease agreed upon.

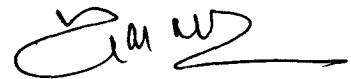
NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the **LESSOR** doth hereby renew and the **LESSEE** doth hereby agreed the below mentioned terms and conditions for the portion on the second floor of the building of "Soham Mansion", admeasuring 400 sft, which is more particularly described at the foot of this document on the following terms and conditions:

1. The **LESSEE** shall pay a single bullet amount of **Rs. 2,81,737/-** (Rupees Two Lakhs Eighty One Thousand Seven Hundred and Thirty Seven only) + Service Tax @ 12.36% of **Rs. 34,823/-** to the **LESSOR** which shall be non-refundable under any circumstances. The amount shall bear no interest.
2. The **LESSEE** by virtue of the payment of single bullet amount as stated above, shall pay to the **LESSOR** as reduced monthly rent of Rs.100/- (Rupees One Hundred only) + service tax at the applicable rates.
3. The Lease shall be for a period of five years, commencing from 1st January 2009.

For M. C. Modi Educational Trust


Trustee



4. The **LESSEE** in pursuance of this Agreement has paid an amount of **Rs. 2,58,522/-** (Rupees Two Lakhs Fifty Eight Thousand Five Hundred and Twenty Two only) by way of Cheque No. 487019 dated 30.12.2008 drawn on HDFC Bank, S. D. Road branch, Secunderabad as required in Clause (1) above and the **LESSOR** hereby admits and acknowledges the receipt of the same. The break up of payment made is as under:

Lease Rent for 5 years single payment :	Rs. 2,81,737
Add: Service Tax @ 12.36%	Rs. 34,823

	Rs. 3,16,560
Less: TDS @ 20.60% on 2,81,737	Rs. 58,038

	Rs. 2,58,522

5. The **LESSOR** shall not terminate the Lease Agreement before the expiry of a period of five years i.e., up to 31.12.2013 as provided in Clause (3) above.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay the rent regularly for each month on or before the 7th day of every month in advance to the **LESSOR**.
2. The **LESSEE** agrees to pay his proportionate share of maintenance charges to the **LESSOR** or to any other body/association as directed by the **LESSOR** every month.
3. The **LESSEE** shall pay electricity charges to the APSEB as per meter reading.
4. The **LESSEE** shall keep the Scheduled Premises in a neat and habitable condition.
5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of color wash etc., at its own cost.
6. The **LESSEE** shall utilize the Scheduled Premises for his office, but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the Scheduled Premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone without the prior written consent of the **LESSOR**.
9. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

For M. C. Modi Educational Trust

Trustee;



10. The **LESSEE** agrees to bear the cost of enhancement, if any, over and above existing power supply.
11. The **LESSEE** agrees to pay any additional consumption deposit or any other charges, that may be levied by the **APSEB** or any other Government body. However, the **LESSOR** will refund any deposit paid by the **LESSEE** to **APSEB** to the **LESSEE** at the time of the **LESSEE** vacating and satisfactorily handing over the premises.
12. The **LESSEE** agrees to place his signboard only on the place specified by the **LESSOR**.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The **LESSOR** agree not to cause any hindrance to the **LESSEE** in the enjoyment of the Scheduled Premises provided the **LESSEE** observes all the covenants without default as specified above.
2. The **LESSOR** agrees to pay the property tax and other taxes pertaining to the leased floor.
3. 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.

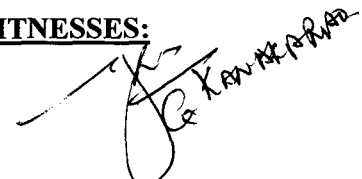
DESCRIPTION OF THE DEMISED PORTION

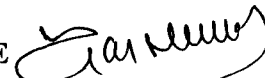
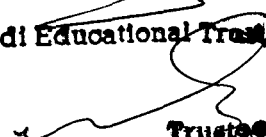
All that a portion on Second floor admeasuring 400 sft, of super built up area of the building known as Soham Mansion, bearing premises No. 5-4-187/3&4, situated at M. G. Road, Secunderabad, bounded on the:

NORTH BY:	Premises Occupied by Forbes Gogak Ltd
SOUTH BY:	Premises Occupied by M/s. Modi Properties & Investments Pvt Ltd
EAST BY:	Satircase & Premises occupied by M/s. Fyrfo & co.
WEST BY:	Open land belongs to Sri Sai Prakash Hotels Pvt Ltd.

IN WITNESS WHEREOF, the **LESSEE** and the **LESSOR** have signed these present on the date and at the place mentioned above.

WITNESSES:

1. 
2. Krishna Kawai

LESSEE 
Per M. C. Modi Educational Trust
LESSOR  Trustee