



S. No. 347 2.2.2001 100 03620

Sold to Satish modi
 S/o Manilal C Modi AP 2350.
 For W. Subodh

L. G. Chimalgi
 LEELA G. CHIMALGI
 STAMP VENDOR
 L. No. 13/97 R. No 12/2000
 5 4-76/A, Cellar,
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD-3.

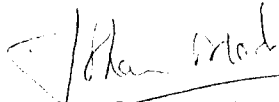
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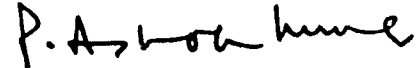
THIS INDENTURE OF LEASE made and executed at Hyderabad on this the 2nd day of February 2001, by and between:

Shri. Satish Modi, S/o. Manilal C Modi, having his office at 5-4-187/3 & 4, 3rd Floor, Soham Mansion, M G Road, Secunderabad – 500 003, hereinafter referred to as 'THE LESSOR' (which expression shall unless it repugnant to the context or meaning thereof) of the ONE PART;

AND

M/s. KILLICK NIXON LIMITED, a company incorporated under the Indian Companies Act, 1913 and having their registered office at Killick House, Killick Estate, Baji Pasalkar Marg, Chandivli, Mumbai – 400 072, and a branch office amongst other places at 1st Floor, 126, Sarojini Devi Road, Secunderabad – 500 003 (Andhra Pradesh), hereinafter referred to as 'THE LESSEE' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successor and assigns) of the OTHER PART.


 SOHAM MODI
 (CPA OF SATISH MODI)

For PRO KILLICK NIXON LTD.

 Branch Manager

WHEREAS the LESSOR is the Underwriter/Estate Manager of the premises bearing No. 1-20-248, Rasoolpura, Secunderabad – 500 003, admeasuring 1950 sq. ft. on the ground floor of the building more particularly described in the Schedule hereunder written and hereinafter referred to as 'the said premises'.

AND WHEREAS the LESSEE being in need of the said premises admeasuring 1950 sq.ft. has requested the LESSOR to grant to them a Lease of the said premises for use as a Godown for a period of 3 years commencing from 1st February, 2001 at a monthly rent of 13,163/- (Rupees Thirteen Thousand One Hundred and Sixty Three Only) lump sum with a renewal option to the LESSEE for a further period of every 3 years with an increase of 25% on the then prevailing rent.

AND WHEREAS the LESSOR have agreed to grant to the LESSEE the Lease of the said premises as aforesaid on the terms and conditions agreed between the parties hereto


NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1) In consideration of the monthly rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the LESSEE to be paid observed and performed the LESSOR do hereby demise unto the LESSEE the said premises situated at 1-20-248, Rasoolpura, Secunderabad contained by admeasuring 1950 sft for a period of 3 years commencing from 1st February, 2001 at a monthly rent of Rs. 13,163/- (Rupees Thirteen Thousand One Hundred and Sixty Three Only) lump sum.
- 2) THE LESSEE DOTH HEREBY COVENANT WITH THE LESSOR AS FOLLOWS:
 - a) To pay the monthly rent of Rs. 13,163/- to the LESSOR or their authorised agent on or before the 5th day of each month in advance.
 - b) To bear and pay the electricity charges in respect of said premises.
 - c) To use the said premises for the purpose of their godown.
 - d) To permit the LESSOR and their servants and agents at all reasonable times to enter upon the said remises for the purposes of inspection and examination of the state and condition of the said premises.
- 3) THE LESSOR, TO THE INTENT THAT OBLIGATIONS HEREIN CONTAINED MAY CONTINUE THROUGHOUT THE TERM HEREBY GRANTED DO HEREBY COVENANT WITH THE LESSEE as follows:
 - a) To pay all rents, rates, taxes, cesses, which may be levied or payable in respect of the said premises to the Government, Municipal or other public body or local authorities.
 - b) That the LESSEE paying the monthly rent hereby reserved and observing and performing the several covenants and conditions on the part of the LESSEE herein contained shall quietly and peacefully use and occupy the said premises during the period of the lease hereby granted without any interference, disturbance or annoyance by the LESSOR, or by any person lawfully or rightfully claiming by from under of in trust for the LESSOR or otherwise howsoever.
 - c) To permit the LESSEE to place their name board at the appropriate place on the said premises.
 - d) To grant the LESSEE renewal of the lease of the said premises for a further period every three years with an increase of 25% on the then prevailing rent.
- 4) The LESSEE shall comply with the relevant provisions of law relations to the use of the said premises as also comply with the terms conditions stipulations and covenants contained therein. In case of any non-compliance thereof the LESSOR shall be entitled to terminate the lease, after giving to the LESSEE three month's notice in writing to remedy the breach compliance of and on the LESSEE failure to remedy the breach within the period of two months.



SOHAM MODI
(GPA OF SATISH MODI)

PER PRO KILLICK NIXON LTD.



Branch Manager

SCHEDULE OF THE PROPERTY

Godown area of 1950 sft of ground floor is situated at 1-20-248, Rasoolpura, Secunderabad bounded on the:

North By : Road
South By : Premises occupied by Kerala Transport Company.
Ease By : Stair Case
West By : Road

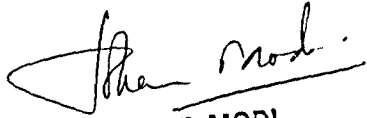
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on this document and plans on this day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED BY

The within named **LESSOR**

Shri. Satish Modi in the presence of

1. 
G. K. DWARAKADAS
- 2.


SOHAM MODI
(GPA OF SATISH MODI)

SIGNED SEALED AND DELIVERED FOR
and on behalf of the withinamed

LESSEE M/s. KILLICK NIXSON LIMITED

By the hand of its Constituted Attorney

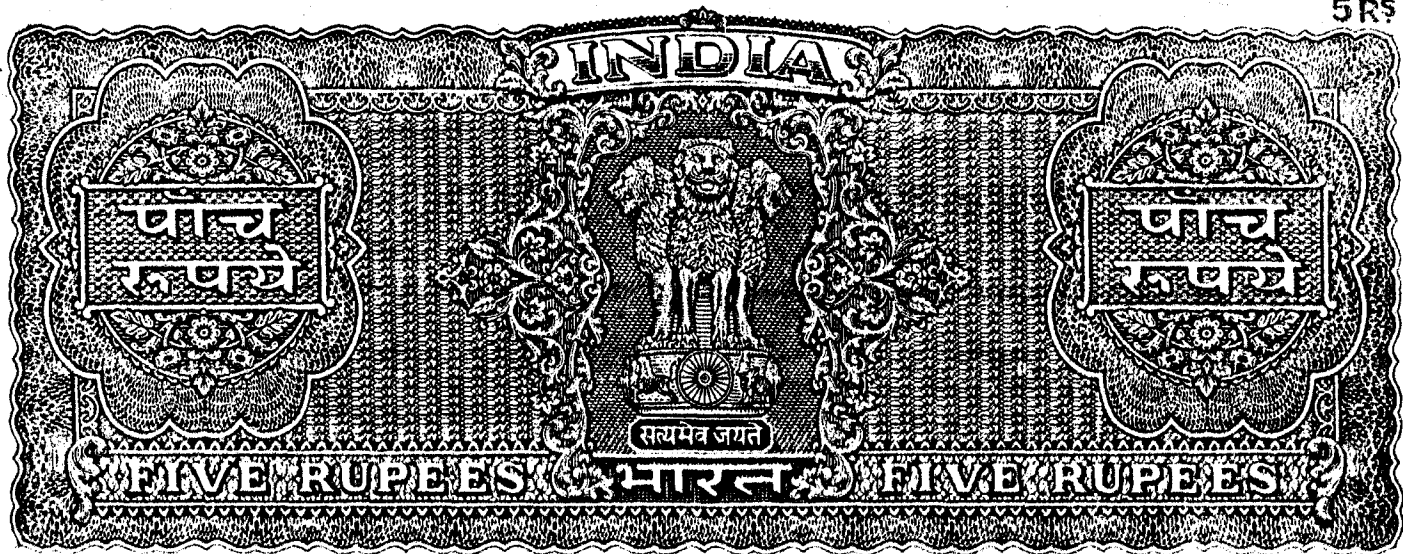
Shri. ASHOK KUMAR in the presence of

1. 
G. K. DWARAKADAS
- 2.

per Pro KILLICK NIXSON LTD.


P. Ashok Kumar
Branch Manager

5RS



S.No 23091... Date: 12.12.87... Rs T: 00
Sold to ... Satish Modi...
S/o. W/o ... Mani Lal S. Modi ...
for Whom ...

B. Ramakrishna
L. NO. 26/E7 F. NO. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

LEASE DEED

THIS INDENTURE OF LEASE made at HYDERABAD on this the 2nd day of December, 1987 BETWEEN Shri. SATISH MODI, S/o MANILAL C. MODI, having his office at 1-10-72/2/3, Begumpet Road, Hyderabad 500 016, hereinafter referred to as 'THE LESSORS' (which expression shall unless it be repugnant to the context or meaning thereof) of the ONE PART;

A N D

M/s. KILLICK NIXON LIMITED, a company incorporated under the Indian Companies Act, 1913 and having their registered office at Killick House, Charanjit Marg, Bombay 400 001, and a branch office amongst other places at 333, III, Sarojini Devi Road, (Chandralok) 111, Secunderabad - 500003 (Andhra Pradesh) hereinafter referred to as 'THE LESSEES' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successor and assigns) of the OTHER PART.

WHEREAS the Lessors are the Underwriters/ Estate Manager of

Satish Modi

P. Anandaram

the premises bearing No.1-20-248, Rasoolpura, Secunderabad 500 003, admeasuring ¹⁹⁵⁰ 1,850 Sq.Ft. on the ground floor of the building more particularly described in the Schedule hereunder written and hereinafter referred to as 'the said premises'.

AND WHEREAS the Lessees being in need of the said premises admeasuring ¹⁹⁵⁰ 1,850 Sq.Ft. has requested the Lessors to grant to them a Lease of the said premises for use as a Godown for a period of 3 years commencing from 1st ^{Feb 2011} December, 1987 at a monthly rent of ^{13,163/-} Rs.6,000/- (RUPEES SIX THOUSAND ONLY) lump sum with a renewal option to the Lessee for a further period of every 3 years with an increase of 25% on the then prevailing rent.

AND WHEREAS the Lessors have agreed to grant to the Lessees the Lease of the said premises as aforesaid on the terms and conditions agreed between the parties hereto

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In consideration of the monthly rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the Lessees to be paid observed and performed the Lessors do hereby demise unto the Lessees the said premises situated at 1-20-248, Rasoolpura, Secunderabad containing by admeasuring ¹⁹⁵⁰ 1,850 SFT for a period of 3 years commencing from 1st day of ^{Feb} December 1987 at a monthly rent of Rs.6,000/- (RUPEES SIX THOUSAND ONLY) lump sum.
2. THE LESSEES DO TH HEREBY COVENANT WITH THE LESSORS AS FOLLOWS:
 - a. To pay the monthly rent of Rs. 6,000/- to the Lessors or their authorised agent on or before the 5th day of each month in advance;
 - b. To bear and pay the electricity charges in respect of said premises;

Satish *mod*

.....(3)
P. Anwar Hussain

- c. To use the said premises for the purposes of their godown.
- d. To permit the Lessors and their servants and agents at all reasonable times to enter upon the said premises for the purposes of inspection and examination of the state and condition of the said premises.

3. THE LESSORS, TO THE INTENT THAT OBLIGATIONS HEREIN CONTAINED MAY CONTINUE THROUGHOUT THE TERM HEREBY GRANTED DO HEREBY COVENANT WITH THE LESSEE as follows:

- a. To pay all rents, rates, taxes, cesses, which may be levied or payable in respect of the said premises to the Government, Municipal or other public body or local authorities.
- b. That the Lessees paying the monthly rent hereby reserved and observing and performing the several covenants and conditions on the part of the Lessees herein contained shall quietly and peacefully use and occupy the said premises during the period of the Lease hereby granted without any interference, disturbance or annoyance by the Lessors, or by any person lawfully or rightfully claiming by from under of in trust for the Lessors or otherwise howsoever.
- c. To permit the Lessees to place their name board at the appropriate place on the said premises.
- d. To grant the Lessees renewal of the Lease of the said premises for a further period every three years with an increase of 25% on the then prevailing rent.

4. The Lessees shall comply with the relevant provisions of law relations to the use of the said premises as also comply with the terms conditions stipulations and covenants contained therein. In case of any non-compliance thereof the Lessors shall be entitled to terminate the Lease, after giving to the Lessees one month's notice in writing to remedy the breach compliance of and

Satish

P. Anandaraman .. (4)

on the Lessees failure to remedy the breach within the period of two months.

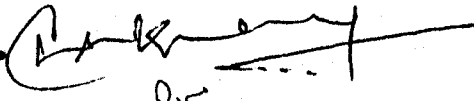

SCHEDULE OF THE PROPERTY

Godown area of 1,850 SFT of Ground Floor is situated at 1-20-248, Rasoolpura, Secunderabad bounded on the

NORTH BY	:	ROAD
SOUTH BY	:	LESSORS PREMISES
EAST BY	:	OPEN LAND
WEST BY	:	PREMISES BELONGING TO M/S. KIRLOSKER ELECTRIC COMPANY LIMITED.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on this document and plans on this day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED BY
the within named LESSORS
Shri.SATISH MODI in the
presence of

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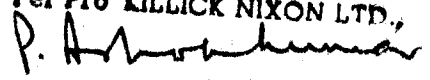
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Satish Modi

SIGNED SEALED AND DELIVERED for
and on behalf of the withinamed
LESSEES M/S.KILLICK NIXON LIMITED
by the hand of its Constituted Attorney
Shri.P.ASHOK KUMAR in the presence of

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Per Pro KILLICK NIXON LTD.,

Branch Manager.