

100Rs.



11423 22-10-94 100 -

Name of the instrument

Char. Khedeechar of

By whom

S. M. Modi HUF.

M. A. SUBOOB

STAMP VENDOR

L. No. R/71-1674-13/93

CIVIL COURT, SECUNDERABAD.

LEASE DEED

LEASE DEED executed at Hyderabad, on this the 22nd day of October, 1994 by and between:-

Sri R. K. Madan Son of Sri S. B. Madan, aged 44 years, residing at 35, P & T Colony, Opp: Vikrampuri, Near Secunderabad Club, Secunderabad - 500 003, hereinafter referred to as the "LESSOR", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Shri Satish Modi S/o. Late Manilal C. Modi, aged about 49 years, resident of 1-8-179/3 S. D. Road, Secunderabad 500 003, representing as karta of Shri Satish Modi HUF hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:-

11

Satish Modi

R. K. Madan

The Lessor is the owner of about 850 sft. of the first floor situated at premises No. 1-20-
Rasoolpura, Secunderabad 500 003. The Lessee has requested the Lessors to grant on lease the abov.
mentioned premises on the terms and conditions specified as hereunder:

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 about 850 sft. of the first floor situated at premises No. 1-20-272/F, Rasoolpura, Secunderabad
500003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The Lessee shall pay a rent of Rs. 2550.00 (Rupees two thousand, five hundred and fifty only) per
month exclusive of Water and Electricity consumption charges and subject to the clause pertaining
to the enhancement of rent contained hereunder.
- 2) The Lessee shall not pay a Security Deposit.
- 3) The lease shall be for a period of 3 years, commencing from 1st October, 1994. This agreement of
lease between the said Lessor and the said Lessee can be terminated by any of the parties with an
advance notice of 3 months.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The Lessee shall pay the rent regularly per each month on or before the 5th day of the succeeding
month to the Lessor.
- 2) The Lessee shall pay and bear the Water and Electricity consumption charges apart from the rent.
- 3) The Lessee shall keep the said portion in a neat and habitable condition.
- 4) The Lessee shall carryout all minor repairs and regular maintenance by way of colour wash etc., at
its own cost.
- 5) The Lessee shall utilize the demised portion for its godown / office and for any other allied
business, but shall not use the demised portion for residence or any illegal activity.
- 6) The Lessee shall enhance the rent by 20 % compounded at the end of every 3 years.
- 7) The Lessee shall permit the Lessor or anyone authorized by it, to inspect the demised portion at all
reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER :-

- 1) The Lessors agree not to cause any hindrance to the Lessee in the enjoyment of the demised portion
provided the Lessee observes all the covenants without default as specified above.
- 2) The Lessors agree to pay the property tax and other taxes pertaining to the leased floor.

Satish Mal

M. M. M.

DESCRIPTION OF THE DEMISED PORTION

The area measuring about 850 sq. ft. on the first floor, forming a part of premises No. 1-20-272/1, Rasoolpura, Secunderabad 500 003, consisting of land and super structure, bounded on the:-

NORTH BY : Neighbors premises.


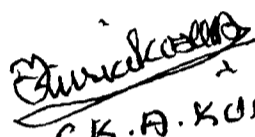
SOUTH BY : Premises occupied by Prakash Parcel Service.

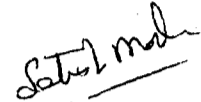
EAST BY : Premises occupied by Co-Optex.

WEST BY : Road

IN WITNESS WHEREOF, the Lessee and the Lessors have signed these presents on the date and at the place mentioned above.

WITNESSES:-

1.  Ramesh Bayhani
63 Skowabp
P. G. Ad. Sec'bad.
2.  CK.A. KURIAKOSU
1-24-124
HYDRA NAGAR
LOSA KUNJA
SEC'BAD.


(1) LESSEE


(2) LESSOR