



.. 1986/10/3/488 ..
 sold to G. Sree Rama Murthy
 10. ...
 ... Modi Builders & Co

G. Sree Rama Murthy,
 STAMP VENDOR (L NO 37-67)
 Renewal No. 38/1984
 6549, Rachtrapathi Road,
 SECUNDERABAD.

LEASE AGREEMENT

THIS INDENTURE OF LEASE made at Secunderabad this the 1st day of September 1986 BETWEEN M/s.Meera Industries a partnership firm having its office at Hill street, Ranigunj Secunderabad represented by its Estate Managing Firm M/s.Modi Builders at the hands of Shri.Satish Modi, hereinafter referred to as "the Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners constituting the said firm of M/s.Meera Industries their principal heirs, executors, administrators and assigns) of the One Part A N D M/s.Kalyani Beer and Wines represented by its partner Shri.Dhiraj Rawal S/o.Manohar Lal Rawal residing at 9 Arora Colony, Road No.3., Banjara Hills, Hyderabad hereinafter referred to as "the Lessee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successors and assigns) of the Other Part.

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Dhiraj Rawal

Satish Modi

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WHEREAS the Lessors are the Owners of an area of 1,450 S.Ft on the ground floor of the building situated 8 & 9 Rasoolpura Secunderabad described in the Schedule hereunder written hereinafter referred to as 'the said premises'.

AND WHEREAS the Lessees being in need of the said premises admeasuring 1,450 S.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 ~~June~~ September 1986 at a monthly rent of Rs.3,625/- (Rupees Three Thousand Six Hundred and Twenty Five only) including Municipal taxes with a renewal option ~~is~~ to the Lessee for a further period of 3 years as hereinafter provided.

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 Lessee the said premises situated 8 & 9 Rasoolpura, Secunderabad containing by admeasuring 1,450 S.Ft for a period of 3 years commencing from the 1st September 1986 at a monthly rent of Rs.3,625/- (Rupees Three Thousand Six Hundred and Twenty five only).
2. The Lessees doth hereby covenant with the Lessors as follows :
 - a) To bear and pay the electricity charges in respect of the said premises ;

- b) To pay the monthly amount of Rs.3,625/-
(Rupees Three Thousand Six Hundred and Twenty Five only) to the Lessors or their authorised agent on or before the 5th day of each calender month in advance ;
- c) To use the said premises for the purpose 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 or Local authorities.
- b) That the Lessees paying monthly rent hereby reserved and observing and performing the several covenants and conditions on the part of the Lessees herein contained shall quietly and peaceably use and occupy the said premises during the period of the ^aLease hereby granted without any interference, disturbance or annoyance by the Lessors, or by any person lawfully or rightfully claiming by from under or in trust for the Lessor or otherwise howsoever.
- c) To permit the Lessees to place their name board at the appropriate place on the said premises.
- d) To grant to the Lessees renewal of the lease

D. Singh Rawal

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only on the expiry of the term hereby granted
at 20% increase thereon every three years.

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 ~~xxx~~ writing to remedy the breach complain of and on the Lessees failure to remedy the breach with in the period of two months.

SCHEDULE OF PROPERTY

Godown area 1,450 S.Ft ground floor is situated
8 & 9 Rasoolpura, Secunderabad bounded on the

NORTH BY : R.T.C (P) Ltd.,

SOUTH BY : Road

EAST BY : Blue Star Ltd.,

and WEST BY : Road

IN WITNESS WHEREOF THE parties hereto have set and
subscribed their ~~p~~ respective hands on this documents and
plans on this day and year hereinabove written.

SIGNED SEALED AND DELIVERED

BY the within named Lessors.
M/s.Modi Builders by the hand
of its trustee Shri.Satish Modi
in presence of

Satish Modi

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SIGNED SEALED AND DELIVERED
for an on behalf of the
within named Lessees.M/s.Kalyani
Beer and Wines by the hand of
its representative Shri.Dhiraj
Rawal S/o.M.L.Rawal in the
presence of

Ding Bal

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