

169 6/1/87
I Krishna Rao
Secunderabad
Meera Industries Construction Div

Shri. S. Rama Murthy,
LAND VENDOR (L. NO. 37-87)
Renewal No. 38/1984
8846, Raghupathi Road,
SECUNDERABAD

LEASE AGREEMENT

THIS INDENTURE OF LEASE made at Secunderabad this day of 16th February 1987 BETWEEN M/s.Meera Industries Construction Division a partnership firm having their office at Hill Street, Ranigunj, Secunderabad represented by its Estate Managing firm M/s.Modi Builders, at the hands of Shri. SATISH MOULI, 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.Shroff Enterprises, a partnership firm carrying out the C & F agency of M/s.Parsons Eastern Pvt Ltd and M/s.Tips & Fees India Ltd having their registered office at 362, 1st floor, 6th block, Rajaji Nagar, Bangalore - 560 010 represented by its partners Shri.S.Jaya Prakash S/o. Shri. Radhakrishna Chetty and V.Gangadharan S/o.Venkatesan 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.

For MODI BUILDERS
Satish Moul
Proprietor

For SHROFF ENTERPRISES
S. Jaya Prakash
Partner

WHEREAS the Lessors are authorised to give on lease godown more particularly described in Schedule hereinafter.

WHEREAS the Lessee has approached the Lessor to take the godown referred to above on lease for period of five years commencing from more specifically described in the schedule hereinafter on a monthly rent of Rs.3,500/- (Rupees Three Thousand Five Hundred only) and whereas the Lessor agrees to do so subject to the terms and conditions set out hereunder :

NOW THIS DEED OF LEASE WITNESSETH:

1. This lease shall be effective for a period of five years commencing from 16th February 1987.
2. The Lessee shall pay a sum of Rs.3,500/- per month plus Municipal Taxes ~~at~~ extra.
3. The Lessee paying the rent hereby reserved regularly every month and performing all covenants on its part herein contained the Lessor hereby grants to the Lessee of the godown (more fully described in the schedule attached hereto) from 16-2-1987 and the lessee shall peacefully hold and enjoy the demised premises during the said term without any interruption whatsoever by the Lessor or its agents or any persons lawfully claiming under or in trust for the Lessor.
4. The Lessee has paid an amount of Rs.21,000/- (Rupees Twenty One Thousand only) as advance, the receipt of which the Lessor hereby acknowledged.
5. THE LESSEE FURTHER COVENANTS WITH THE LESSOR AS FOLLOWS:
 - a) The Lessee shall have the right to carryout certain minor repairs to the demised premises which the Lessee desires for its own convenience such as repairs to water taps, leaking faucets and other electrical installation etc., but shall not make any structural

For MODI BUILDERS

Satish Modi

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For SHROFF ENGINEERS

[Signature]

alterations in the premises. The Lessee shall bear the expenses of such minor repairs as mentioned herein above without recourse to the lessor.

- b) To surrender the vacant possession of the godown to the Lessor in good and tenatable condition subject to reasonable wear and tear.
- c) To pay consumption charges for electricity charges for electricity as per the metre reading to the electricity authorities respectively.
- d) To pay Municipal taxes
- e) To permit the Lessors and their employees 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.
- f) The Lessee shall have an option to terminate the agreement by giving three months notice in writing, after making payment of the rent due for the notice period in advance.

6. The Lessor covenants with the Lessee as follows :

- a) To maintain the godown in good and tenatable conditions and effect necessary periodical and structural repairs as may be required.
- b) To permit the Lessee to install and to take away from the godown fixtures and fittings and furniture, belonging to the Lessee.

7. The Lessor hereby agrees with the Lessee that on the expiry of the lease it will be renewed for a further period of five years on 33% increase over preceding lease rent.

For MODI BUILDERS

For SHRI BHAUJI

Sethal Modi
Proprietor

Shri Bhauji
Proprietor

Contd. ...

Approximately 1,450 S.Ft onground floor situated at plot
No.8 & 9 at Raseolpura, Secunderabad

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

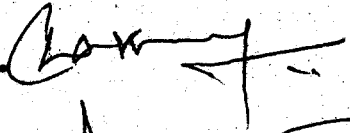
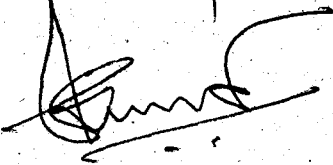
SOUTH BY: Road

EAST BY: Blue Star Ltd.,

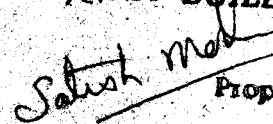
and WEST BY: Road

IN WITNESSE WHEREOF the parties hereto, have set and
subscribed their respective hands on this documents and plan
on this day and year first above written .

WITNESSES:

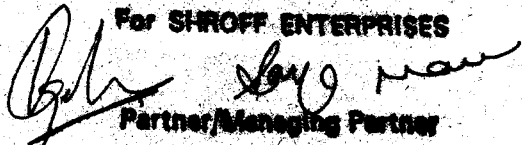
1. 
2. 

~~LESSOR~~ MODI BUILDERS


Proprietor

LESSOR:

For SHROFF ENTERPRISES


Partner/Managing Partner

~~LESSOR~~