



S.No. 6698 Date 4.5.83 Rs. 5.00

Sold to L. G. Das

S/o. W/o L. M. Lal R/o

for whom Modi Builders, Sec-10

B. Ramchander
 STAMP VENDOR,
 CITY CIVIL COURT
 SECUNDERABAD-A.P.

LEASE DEED.

This Deed of Lease entered into this 4th day of May, 1983 between Sri Kishanlal K. Shamani son of Sri Karam Chand Jhamani, aged about 32 years, Occupation: Business, resident of 1-8-68, 2nd floor, Jawahar Nagar Colony, Prenderghast Road, Secunderabad-500 003, hereinafter called "The Lessee" (which expression shall wherever the context so requires or admits mean and include its successors and assigns) of the one Part and represented by its Partner's Satish Modi s/o Manilal C. Modi M/s Modi Builders, Secunderabad, hereinafter called 'The Lessor' (which expression shall wherever the context to requires or admits mean and include his heirs executors and assigns) of the other part witnesseth and declareth as follows:-

- 1) Whereas the Lessor is the owner of the premises described in the Schedule hereunder written (hereinafter referred to 'The said premises').
- 2) AND WHEREAS the Lessor has agreed to lease out the said property to the Lessee for a period of Three years from date 8-2-1983 to 7-2-1986 on certain terms and conditions, stipulated and covenants agreed to by and between them.

Kishan Lal Shamani

Satish Modi

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- 3) AND WHEREAS the parties hereto are now desirous of recording the said terms and conditions, stipulation and covenants in writing.

NOW THIS DEED WITNESS AS FOLLOWS:-

- 1) The Lease shall be in force for a period of three years from 8-2-1983 to 7-2-1986.
- 2) The rent payable by the Lessee to the Lessor for the said premises shall be Rs.1,184-00 (Rupees One thousand one hundred eighty four only) Besides the above rent the lessee shall be liable to pay Municipal Taxes ^{Continent} directly to the Municipal Corporation of Hyderabad as per the demands periodically raised ^{for the property tax} by the Municipal Corporation of Hyderabad. ^{Continent} It is clearly ^{Lessee} understood that wherever be the Municipal tax liability the same will have to borne by the Lessee alone. Such taxes as may be levied by Municipal Corporation of Hyderabad shall be paid within sixty days of its becoming due and submit the copy of the tax paid receipt to the Lessor.
- 3) The lessee shall pay the aforesaid rent on or before the fifth day of each month in advance to the lessor or his authorised agent.
- 4) The Lessee will have to pay the Municipal ^{Continent} taxes as and when demanded by the Municipal Corporation of Hyderabad, directly to them.
- 5) The tenancy shall be calculated according to the English Calender month.
- 6) The Lessee has paid to the Lessor on 24-1-1983 a total ^{one} sum of Rs.5,001-00 (Rs Five thousand/only) i.e. (Rs. 1,001-00 by cash and Rs.4,000-00 by Cheque No.058355 drawn of Bank of India, Hyderabad Branch dated 24-1-1983) as deposit.

(Signature)

- 7) The Lessee shall permit the Lessor and his servants and Agents at all reasonable time to enter upon the said property for the purpose of inspection and examination of the State and Conditions thereof.
- 8) The Lessee shall bear and pay all the licence fee and other dues and charges payable in respect of their business in relation to the said property to Municipal Corporation of Hyderabad, Secunderabad Division and to all other public authorities, as the case may be.
- 9) The Lessee shall bear and pay the electric charges and water charges metered separately in respect of the said premises.
- 10) The Lessee shall be at liberty to place name boards at appropriate place after taking the permission from the Lessor.
- 11) The Lessee hereby agree and undertakes to strictly to the use of the lease premises as also the terms, conditions, stipulations and covenants contained herein, In case of non-compliance thereof the Lessor shall be entitled to terminate the Lessee forthwith and the lessee shall be bound to vacate the said property and peaceful surrender the possession of the same.
- 12) That all repairs shall be attended to by the lessee at their own cost.
- 13) After the expiry of the lease period if the lessee still desires to continue his occupation in the premises, the lease shall be extended on mutually acceptable terms by both the Lessor and the Lessee.

Kishan Lal Shrinani

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SCHEDULE OF THE PROPERTY

Area admeasuring the approximately 592 Sq.ft
i.e. Shop No.5 situated at Scurabh Manzil, Rasoolpura,
Secunderabad.

Both the parties have put their signatures in
confirmation on this the _____ day of May 1983 in the
presence of the following witnesses:

North by: Owner's land.
South by: 30ft wide road,
East by: Stair case.
West by: Ramanath & Co.

WITNESSES:-

- 1). Hameed
(M.A. Hameed)
- 2). K. S. S.
(K. Shan shandias)

LESSOR.

Satish mod

LESSEE.

Kishan Lal Sharmas