

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 s. No. 602 Date 9/9/04 Rs. 100/-  
 Sold to MYS. MADHAVI KEDIA.  
 W/o NAVEEN KUMAR KEDIA.  
 For Whom Self Adarshnagar  
Held.

L.G.C. 03AA 137345  
**LEELA G. CHIMALGI**  
 STAMP VENDOR  
 L No: 1197 & 1198/003  
 5-4-76/A Chinn, Panigunj  
 SECUNDERABAD - 500 003.

**LEASE AGREEMENT**

This **LEASE AGREEMENT** made and executed at Secunderabad, on this the 15<sup>th</sup> of September, 2004 by and between: -

M/s. **Metal Creek Motors**, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the "**LESSEE**" (which term shall mean and include whenever the context may so require its successors-in-interest);

**AND**

**Smt. Madhavi Kedia** W/o. Shri. Naveen Kumar Kedia aged 25 years, Occupation: Service, residing at 5-9-22/53, Adarshnagar, Hyderabad .hereinafter referred to as the "**LESSOR**" which term shall mean and include whenever the context may so require his successors-in-interest);

x

x Madhavi Kedia.

WHEREAS the **LESSOR** is the absolute owner of the showroom space on the basement floor admeasuring about 885 Sq. ft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4 (Part) situated at M. G. Road, Secunderabad – 500 003 .

The **LESSEE** is in the occupation of the Scheduled Property vide registered lease agreement dated 13<sup>th</sup> April 2004 vide document No. 586/2004.

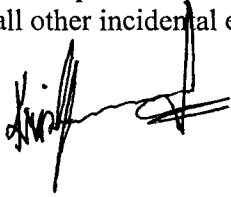
The **LESSEE** has requested the **LESSOR** for continuing the lease on the same terms and conditions as specified in the above said lease agreement dated 13<sup>th</sup> April 2004 and the **LESSOR** has agreed for the same.

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 the showroom space on the basement floor admeasuring about 885 Sq.ft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4 situated at M. G. Road, Secunderabad – 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The **LESSEE** shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent
September'04 to April'05	Rs. 2,500
May'05 to Apr'06	Rs. 2,650
May'06 to Apr'07	Rs. 2,809
May'07 to Apr'08	Rs. 2,978

- 2) The lease shall be for a period of five years, commencing from 1<sup>st</sup> May 2003. The **LESSEE** shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of six months.
- 3) The **LESSOR** and the **LESSEE** hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
- 4) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSOR** in full.

x 

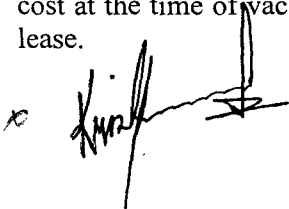
x Madhan Redia

**THE LESSEE HEREBY COVENANTS AS UNDER:**

- 1) The **LESSEE** shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the **LESSOR**.
- 2) The **LESSEE** shall pay and bear the Electricity consumption charges, including any additional consumption deposit that may be levied from time to time, apart from the rent.
- 3) The **LESSEE** shall keep the demised 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 office/showroom/workshop for Automobile repairs, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.
- 6) The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 7) The **LESSEE** shall enhance the rent by 6% compound at the end of every year, next increase being from 1<sup>st</sup> May 2005.
- 8) The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The **LESSEE** agrees to pay the property tax and other taxes pertaining to the leased premises.

**THE LESSOR HEREBY COVENANTS AS UNDER:**

1. The **LESSOR** agreed 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 **LESSOR** agree to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at their own cost at the time of vacating the floor on the expiry of the lease, or on termination of the lease.

x 

x Madhavi Jedia.

**DESCRIPTION OF THE DEMISED PORTION**

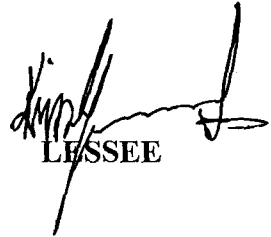
All that portion on the basement floor admeasuring about 885 sft. of super-built-up area in the building known as Soham Mansion, situated at 5-4-187/3 & 4 (part) M. G. Road, Secunderabad - 500 003 bounded by:

<b>NORTH by</b>	: Premises owned by M. C. Modi Educational Trust and Mrs. Geeta Desai
<b>SOUTH by</b>	: Premises owned by Mr. Sourabh Modi occupied by Bank of Baroda
<b>EAST by</b>	: M. G. Road
<b>WEST by</b>	: Open land & parking area.

IN WITNESS WHEREOF, the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1.

x   
**LESSEE**

2.

x Madhavi Reddy  
**LESSOR**



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 s. No. 605 Date 12/09/04 Rs. 100  
 Sold to MYS. MADHAVI KEDIA  
 v/o NAVEEN KUMAR KEDIA  
 For Whom Self Adarshnagar  
 Head

03AA 137348  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L No: 15/97 R NO: 1/003  
 5-4-76/A Cellar, Ranigunj  
 SECUNDERABAD - 500 003.

**GENERAL AMENITIES AGREEMENT**

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 15<sup>th</sup> the day of September 2004 by and between:-

**Smt. Madhavi Kedia** W/o. Shri. Naveen Kumar Kedia aged 25 years, Occupation: Service, residing at 5-9-22/53, Adarshnagar, Hyderabad hereinafter referred to as the **"HIRER"**, (which term shall mean and include whenever the context may so require his successors-in-interest);

**AND**

**M/s. Metal Creek Motors**, rep. by its Proprietor Mr: Krishna Prasad Immanni,, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad hereinafter referred to as the **"HIREE"**(which term shall mean and include whenever the context may so require its successors-in-interest);

x

x Madhavi Kedia

**WITNESSETH**

The **HIREE** has obtained on lease vide Lease and General Amenities Agreement both dated 13<sup>th</sup> April 2004 for the showroom space on the Basement Floor of the building known as Soham Mansion, bearing No-5-4-187/3 & 4 (part) situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 885 sft. on the basement floor from the previous **HIRER** Shri. Satish Modi. The **HIREE** has requested the present **HIRER** for continuing the lease on the same terms and conditions as specified in the above said General Amenities Agreement dated 13<sup>th</sup> April 2004 and the **HIRER** has agreed for the same.

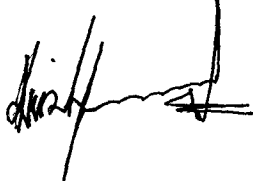
At the request of the **HIREE**, the **HIRER** has agreed to provide amenities to the **HIREE** more fully described in the schedule. The **HIREE** has agreed to pay amenities charges for the said amenities apart from the rent payable to the **HIRER**.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. The **HIREE** shall pay amenities charges as per the table given below apart from and along with the rent payable.

Period (Months)	Total Amenities
September'04 to April'05	Rs. 2,500
May'05 to Apr'06	Rs. 2,650
May'06 to Apr'07	Rs. 2,809
May'07 to Apr'08	Rs. 2,978

2. The **HIREE** shall enhance the amenities charges by 6% compounded at the end of every year, next increase being from 1<sup>st</sup> May 2005.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the **HIRER**.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **HIRER** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.
6. The **HIREE** shall pay building maintenance charges @ Rs. 0.50 per Sq. ft. for the ground floor and basement per month to the **HIRER**, or to any other party/agency/association that the **HIRER** may direct, towards the maintenance of common areas, security, water charges, etc. subject to increase from time to time.

x 

x Madhan Reddy

**PARTICULARS OF AMENITIES:**

- 1) Providing of windows and doors.
- 2) Providing of toilets.
- 3) Providing of electric power connection.
- 4) Providing of common parking for cars & scooters.
- 5) Providing of tiles for flooring

IN WITNESS WHEREOF the **HIREE** and the **HIRER** have signed these presents on the date and at the place mentioned above.

**WITNESSESS:**

1.

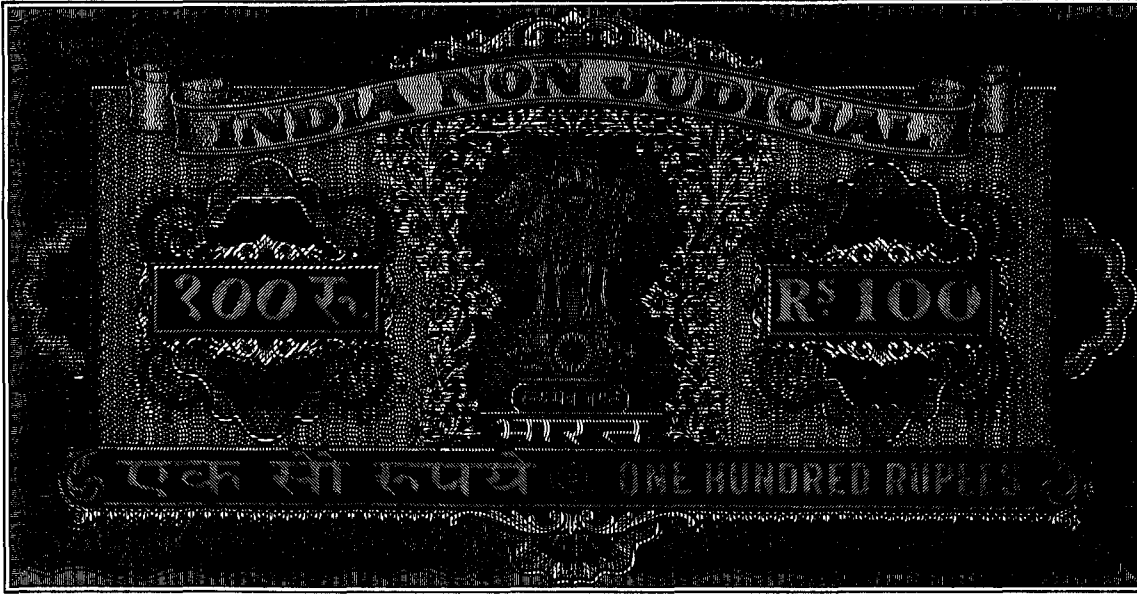
2.

\* Madhani Zedia,

**HIRER**

\* 

**HIREE**



అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S. No. 4576 Date 9/9/04 Rs. 1000/-  
 Sold to NAVEEN KUMAR KEDIA.  
 S/o. Kailash chand Kedia HUF.  
 For Whom Secy. Adarshnagar.  
 H. U.

03AA 129729

L.G. Chimalgi  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L No: 13/97 X No: 1/2003  
 5-4-76/A CHNS, Ranigunj  
 SECUNDERABAD - 500 003.

### DEPOSIT AGREEMENT

**THIS Deposit Agreement** is made and executed at Secunderabad on this the 10<sup>th</sup> day of September 2004 by and between:

**M/s. Metal Creek Motors**, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest);

**AND**

**Shri Naveen Kumar Kedia HUF** represented by its Karta Shri. Naveen Kumar Kedia S/o. Shri. Kailash Chand Kedia, aged 25 years, Occupation: Business, residing at 5-9-22/53, Adarshnagar, Hyderabad .hereinafter referred to as the "LESSOR" which term shall mean and include whenever the context may so require his successors-in-interest);

\* NaveenKedia



WHEREAS the LESSOR is the absolute owner of the showroom space on the ground floor admeasuring about 1,705 Sq. ft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4 (Part) & 5-4-187/3 & 4/2, situated at M. G. Road, Secunderabad – 500 003 .

The LESSEE is in the occupation of the Scheduled Property vide registered lease agreement dated 13<sup>th</sup> April 2004 vide document No. 586/2004 .

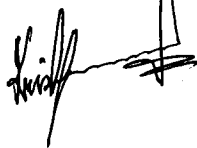
The Lessee has requested the Lessor for continuing the lease and the Lessor has agreed the same and has been entered a fresh lease agreement dated 10.07.2004 with the Lessee .

The LESSEE has paid to the previous Lessor Mr. Satish Modi a sum of Rs. 4,95,000/- ( Rupees Four Lakhs and Ninty Five Thousand only) towards security deposit as per the deposit agreement dated 13<sup>th</sup> April 2004.

Out the above said security deposit of **Rs.4,95,000/-** a sum of **Rs.2,50,000/-** (Rupees Two Lakhs and fifty Thousand only) has been paid to the LESSOR by the previous Lessor Mr. Satish Modi vide cheque No.556477 dated 9<sup>th</sup> September 2004 drawn on HDFCE Bank, S. D. Road, Secunderabad Branch, Secunderabad towards his share of security deposit for the Scheduled Premises.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The LESSEE has, on or before the execution of this Agreement deposited with the previous Lessor Mr. Satish Modi and the said deposit as an interest free security deposit which shall remain deposited with the previous Lessor Mr. Satish Modi during the subsistence and operation of the said Lease Agreement and the renewal if any, thereof.
2. The Lessor has purchased the Scheduled Property vide Sale Deed No. 1545 dated 10.07.2004 from the previous Lessor Mr. Satish Modi and Mr. Satish Modi has paid the security deposit amount of **Rs.2,50,000/-** (Rupees Two Lakhs and Fifty Thousand only) to the Lessor.
3. The Lessor has taken the responsibility of repayment the said security deposit of **Rs. 2,50,000/-** (Rupees Two Lakhs and fifty Thousand only) which shall be refunded by the Lessor to the Lessee at the time vacating satisfactory handing over of the premises. The Lessee shall not be entitled to any interest on the Security Deposit lying with Lessor.
4. This Agreement shall remain in force upto the date on which the said Lease Agreement dated 10.07.2004 or any renewal thereof expires by efflux of time or until the said lease agreement or its renewal is, earlier determined or terminated as provided therein or comes to an end for any reason whatsoever.

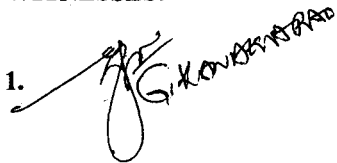


x Naveen Reddy

5. The Lessor hereby further agrees, undertakes with the Lessee that during the subsistence of this Agreement and upon the Lessee performing and observing the terms and conditions of this agreement and lease agreement, the Lessor shall not in any way hinder or obstruct the Lessee in the use and enjoyment of the leased premises.

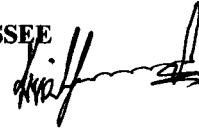
IN WITNESS WHEREOF, the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

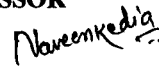
1.  G. K. KUMBHAR

2. Kailash chandra  
s/o gulerlal  
5-9-22/53 Adarshnagar  
hyd.

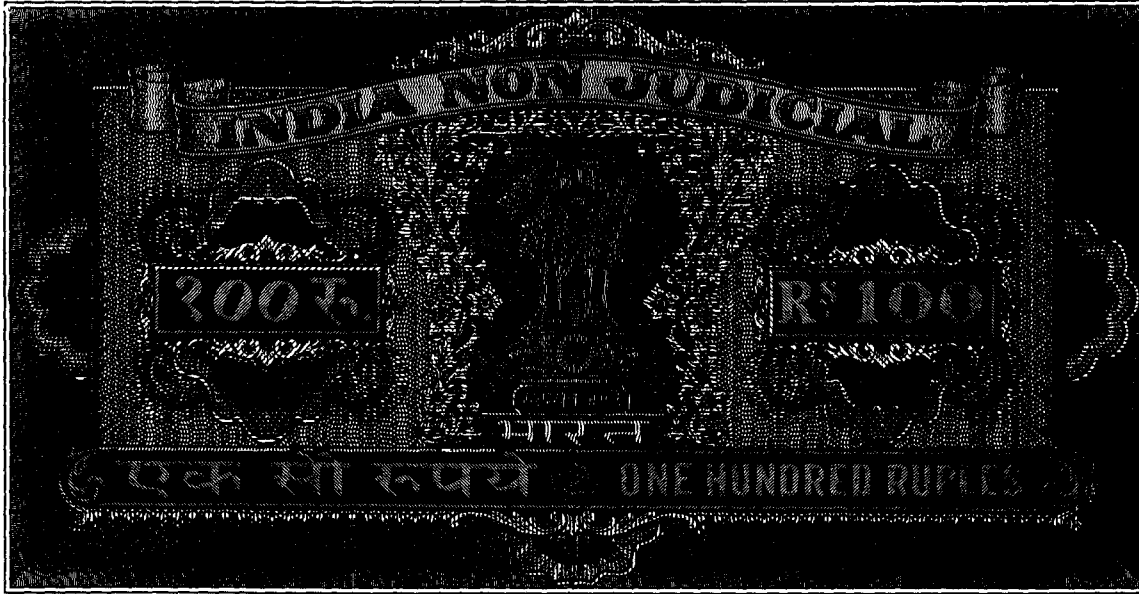
LESSEE



LESSOR



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
S. No. 4579 Date 9-9-04 Rs. 1000/-  
Sold to NAVEEN KUMAR KEDIA HUF.  
S/o Kailash Chand Kedia.  
Self Adarshnagar.  
Hud.

03AA 129732  
L. G. Chinnani  
LEEL G. CHIMALGI  
STAMP VENDOR  
L. No: 13/97 1/2003  
5-4-76/A Chinnani, Panigunj  
SECUNDERABAD - 500 003.

**LEASE AGREEMENT**

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M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest);

**AND**

Shri Naveen Kumar Kedia HUF represented by its Karta Shri. Naveen Kumar Kedia S/o. Shri. Kailash Chand Kedia, aged 25 years, Occupation: Business, residing at 5-9-22/53, Adarshnagar, Hyderabad .hereinafter referred to as the "LESSOR" which term shall mean and include whenever the context may so require his successors-in-interest);

WHEREAS the **LESSOR** is the absolute owner of the showroom space on the ground floor admeasuring about 1,705 Sq. ft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4 (Part) & 5-4-187/3 &4/2, situated at M. G. Road, Secunderabad - 500 003 .

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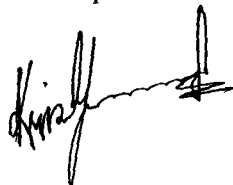
The **LESSEE** has requested the **LESSOR** for continuing the lease on the same terms and conditions as specified in the above said lease agreement dated 13<sup>th</sup> April 2004 and the **LESSOR** has agreed for the same.

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 the showroom space on the ground floor admeasuring about 1,705 Sq.ft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4 & 5-4-187/3 &4/2, situated at M. G. Road, Secunderabad - 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The **LESSEE** shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent
September'04 to April'05	Rs. 12,870
May'05 to Apr'06	Rs. 13,642
May'06 to Apr'07	Rs. 14,461
May'07 to Apr'08	Rs. 15,328

- 2) The lease shall be for a period of five years, commencing from 1<sup>st</sup> May 2003. The **LESSEE** shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of six months.
- 3) The **LESSOR** and the **LESSEE** hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
- 4) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSOR** in full.



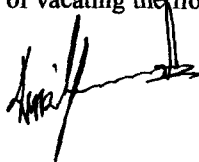
Nawemedia

**THE LESSEE HEREBY COVENANTS AS UNDER:**

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Electricity consumption charges, including any additional consumption deposit that may be levied from time to time, apart from the rent.
- 3) The LESSEE shall keep the demised 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 office/showroom/workshop for Automobile repairs, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.
- 6) The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 7) The LESSEE shall enhance the rent by 6% compound at the end of every year, next increase being from 1<sup>st</sup> May 2005.
- 8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises.

**THE LESSOR HEREBY COVENANTS AS UNDER:**

1. The LESSOR agreed 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 LESSOR agree to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease, or on termination of the lease.



Naveenkedia

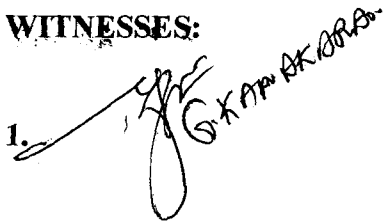
**DESCRIPTION OF THE DEMISED PORTION**

All that portion on the ground floor admeasuring about 1,705 sft. of super-built-up area in the building known as Soham Mansion, situated at 5-4-187/3 & 4 (part) & 5-4-187/3 & 4/2, M. G. Road, Secunderabad - 500 003 bounded by:

<b>NORTH by</b>	: Premises owned by Shri. Satish Modi & Mr. Mahesh Desai & Others
<b>SOUTH by</b>	: Premises owned by Mr. Sourabh Modi and occupied by Bank of Baroda
<b>EAST by</b>	: M. G. Road
<b>WEST by</b>	: Open land & parking area.

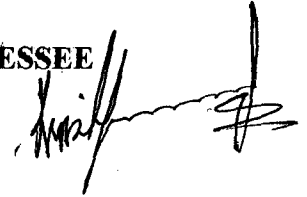
IN WITNESS WHEREOF, the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1.  GKAPAKORR

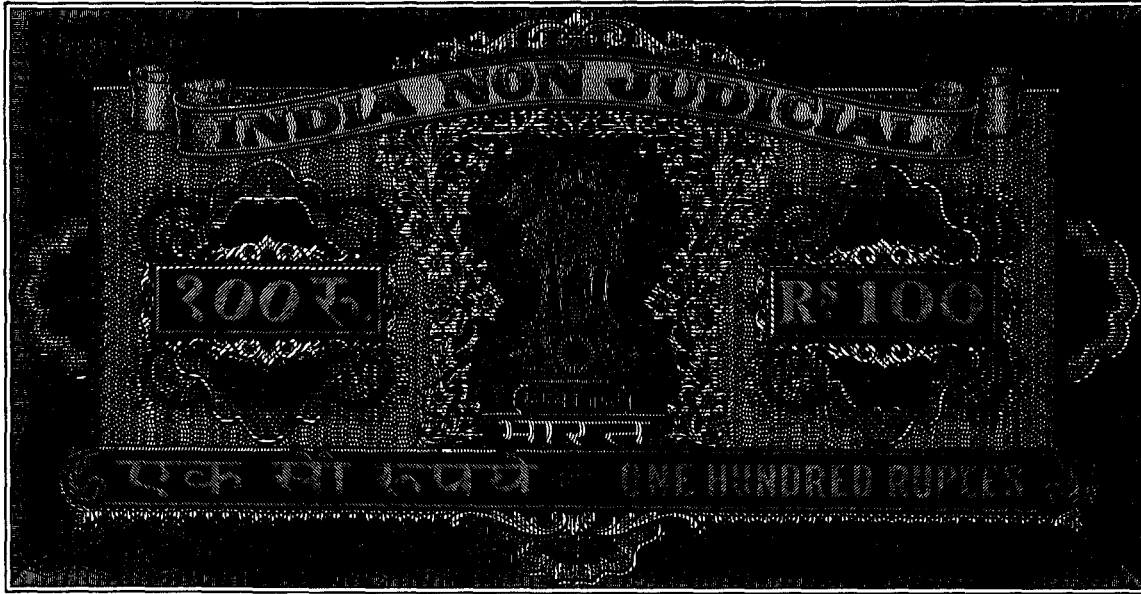
2. Kailash chandru

**LESSEE**



**LESSOR**

Naventredia



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 129727

A No. 4574 Date 9-9-04 100Rs.  
Sold to NAVEEN KUMAR KEDIA.  
B/o Kailash Chand Kedia, H.U.F.  
For Whom Self Adarshnagar  
H.U.F.

L-G-Clearing  
LAKSHI G. CHANDRAN  
STAMP MERCHANT  
L No: 1887  
5-4-75/A, Chaitanyam, Secunderabad  
SECUNDERABAD - 500007

**GENERAL AMENITIES AGREEMENT**

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**Shri Naveen Kumar Kedia HUF** represented by its Karta Shri. Naveen Kumar Kedia S/o. Shri. Kailash Chand Kedia, aged 25 years, Occupation: Business, residing at 5-9-22/53, Adarshnagar, Hyderabad hereinafter jointly referred to as the "**HIRER**", (which term shall mean and include whenever the context may so require his successors-in-interest);

AND

**M/s. Metal Creek Motors**, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad hereinafter referred to as the "**HIREE**"(which term shall mean and include whenever the context may so require its successors-in-interest);

x Naveenkedia

**WITNESSETH**

The **HIREE** has obtained on lease vide Lease and General Amenities Agreement both dated 13<sup>th</sup> April 2004 for the showroom space on the Ground Floor of the building known as Soham Mansion, bearing No-5-4-187/3 & 4 (part) , 5-4-187/3 &4/2 situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 1,705 sft. on the ground floor from the previous **HIRER** Shri. Satish Modi. The **HIREE** has requested the present **HIRER** for continuing the lease on the same terms and conditions as specified in the above said General Amenities Agreement dated 13<sup>th</sup> April 2004 and the **HIRER** has agreed for the same.

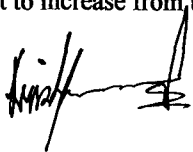
At the request of the **HIREE**, the **HIRER** has agreed to provide amenities to the **HIREE** more fully described in the schedule. The **HIREE** has agreed to pay amenities charges for the said amenities apart from the rent payable to the **HIRER**.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. The **HIREE** shall pay amenities charges as per the table given below apart from and along with the rent payable.

<b>Period (Months)</b>	<b>Total Amenities</b>
September'04 to April'05	Rs. 12,870
May'05 to Apr'06	Rs. 13,642
May'06 to Apr'07	Rs. 14,461
May'07 to Apr'08	Rs. 15,328

2. The **HIREE** shall enhance the amenities charges by 6% compounded at the end of every year, next increase being from 1<sup>st</sup> May 2005.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the **HIRER**.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **HIRER** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.
6. The **HIREE** shall pay building maintenance charges @ Rs. 0.50 per Sq. ft. for the ground floor and basement per month to the **HIRER**, or to any other party/agency/association that the **HIRER** may direct, towards the maintenance of common areas, security, water charges, etc. subject to increase from time to time.



\* Navaraj Reddy

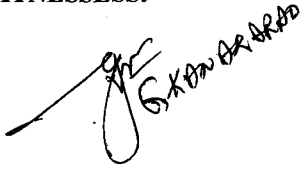


**PARTICULARS OF AMENITIES:**

- 1) Providing of windows and doors.
- 2) Providing of toilets.
- 3) Providing of electric power connection.
- 4) Providing of common parking for cars & scooters.
- 5) Providing of tiles for flooring

IN WITNESS WHEREOF the **HIREE** and the **HIRER** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1. 

2. Kailash chand

**HIRER**  
Naveenkedia

**HIREE**  
