



S. No. 429 Date 13/2/2001 Rs. 21413  
 Sold to M. C. Modi Educational Trust AP. 231 O,  
 S/o Sec  
 For Whom Sec

L. G. Chimalgi  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L. No. 13/97 R No 12.2000  
 5-4-76/A, Celler,  
 Opp: TVS Show Room,  
 Ranigunj, SEC'BAD-3.

### LEASE AGREEMENT

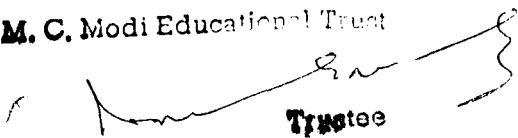
**LEASE AGREEMENT** executed at Secunderabad, on this the 14<sup>th</sup> day of February 2001 by and between:-

**Shri. M C Modi Educational Trust** having its office at 5-4-187/3 & 4, 3<sup>rd</sup> Floor, Soham Mansion, M G Road, Secunderabad and represented by its trustee Shri Pramod Modi S/o. Late Manilal C. Modi, aged about 57 years, resident of 1-8-165, S. D. Road, 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

**M/s. Marvel Weaves Limited**, having its registered office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, M G Road, Secunderabad – 500 003 and represented by its Managing Director Shri. P Abhimanyu Raja, 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:-

For M. C. Modi Educational Trust

  
 Trustee

For MARVEL WEAVES LIMITED

  
 Managing Director.

The LESSOR is the OWNER of about 500 sft. of office space on the 2<sup>nd</sup> floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7 (Part), situated at M. G. Road, Secunderabad – 500 003, hereinafter referred to as the said premises more particularly described at the foot of this document. The LESSEE has requested the LESSOR to grant on lease the above mentioned premises for running business, 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 the said premises on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of Rs. 1,750/- (Rupees One Thousand Seven 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 pay an amount of Rs. 21,000/- (Rupees Twenty One Thousand Only) as Security Deposit which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the Security deposit lying with the LESSORS.
- 3) The lease shall be for a period of six years, commencing from 15<sup>th</sup> day of February 2001. 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.
- 4) The lease shall commence from 15<sup>th</sup> February 2001.

**THE LESSEE HEREBY COVENANTS AS UNDER:-**

- 1) The LESSEE shall pay the rent regularly per each month on or before the 5<sup>th</sup> 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 demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of color wash etc., at its own cost.
- 5) The LESSEE shall utilize the demised portion for its office and for any other allied business, 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 EXCEPT the following persons/PRESENT sister concerns of the LESSEE.

1. Tastex Consultancy Services.

The LESSEE has to obtain prior permission in writing from the LESSOR for the use of premises by any other future sister concerns of the LESSEE.

- 7) The LESSEE shall enhance the rent by 20% compounded at the end of every three years.
- 8) 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 LESSOR 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 LESSOR agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) 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.

For M. C. Modi Educational Trust

Trustee.

For MARCEL WEAVELINE

Managing Director.

their own cost at the time of vacating the floor on the expiry of the lease, or on termination of the lease.

**DESCRIPTION OF THE DEMISED PORTION**

The area measuring about 500 sft. on the second floor situated at 5-4-187/3 & 4/7 (part), M. G. Road, Secunderabad, bounded on the:-

North By : Luharuka & Associates  
South By : Premises occupied by Mr. Ajay Mehta  
East By : Luharuka & Associates  
West By : Parking area & Open Land

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

**WITNESSES:-**

1.



2.

N. 

**LESSEE**

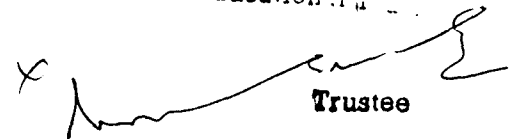
For MARVEL WEAVES LIMITED



Managing Director,

**LESSOR**

For M. C. Modi Education Trust



Trustee



S. No. 430 Date 13/2/2001  
 Sold to M. C. Modi Educational Trust  
 For Whom Self Sec

LEELA G. CHIMALI  
 STAMP VENDOR  
 L. No. 13/97 R No 12/2000  
 R 4-76/A, Cellar,  
 Opp: TVS Show Room,  
 Banigunj, SEC'IB/D-3.

### GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 14<sup>th</sup> day of February, 2001 by and between:-

**Shri. M C Modi Educational Trust** having its office at 5-4-187/3 & 4, 3<sup>rd</sup> Floor, Soham Mansion, M G Road, Secunderabad and represented by its trustee Shri Pramod Modi S/o. Late Manilal C. Modi, aged about 57 years, resident of 1-8-165, S. D. Road, Secunderabad - 3, hereinafter referred to as the "**OWNER**", which term shall mean and include whenever the contest may so require its successors-in-interest,

**AND**

**M/s. Marvel Weaves Limited**, having its registered office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, M G Road, Secunderabad - 500 003 and represented by its Managing Director Shri. P Abhimanyu Raja, hereinafter referred to as the "**HIREE**", which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:-

For M. C. Modi Educational Trust

X  
 (Pramod Modi)  
 Trustee

For MARVEL WEAVES LIMITED

P. Abhimanyu Raja  
 Managing Director

The **HIREE** has obtained on lease about 500 sft. on the second floor of the building known as Soham Mansion, situated at 5-4-187/3 & 4/7 (Part), M. G. Road, Secunderabad from the **OWNER** vide lease Agreement dated 14<sup>th</sup> February 2001 At the request of the **HIREE**, the **OWNER** 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 **OWNER**.

**NOW THIS DEED WITNESSETH AS UNDER:-**


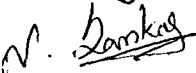
1. The **HIREE** shall pay amenities charges of Rs. 1,750/- (Rupees One Thousand Seven Hundred and Fifty Only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 20% compounded at the end of every 2 years.
3. The **HIREE** shall pay the amenities charges for each month on or before the 5<sup>th</sup> day of the succeeding month to the owner.
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 **OWNER** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.

**PARTICULARS OF AMENITIES:-**

- 1) Provision of windows and doors.
- 2) Provision of furniture and fixtures.
- 3) Plumbing.
- 4) Provision of common parking area.
- 5) Provision of common toilets etc.
- 6) Provision of Electric Power connection.

**IN WITNESS WHEREOF**, the **HIREE** and the **OWNER** have signed these present on the date and at the place mentioned above.

**WITNESSES:-**

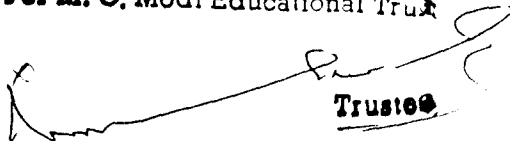
1. 
2. 

**HIREE**  
For **MARVEL WEAVES LIMITED**

  
**Managing Director**

**OWNER**

For **M. C. Modi Educational Trust**

  
**Trustee**