



S. No. 955
 Sold to M.C. Modi Educational Trust
 S/o.....
 For Whom..... Self Sec.

36506
 L. G. Chimalgi
LEELA G CHIMALGI
 STAMP VENDOR
 Licence No: 13/97
 S-4-76/A, Cellular
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD - 3.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 5th day of April 1999 by and between:

Shri. M. C. Modi Educational Trust having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the LESSOR (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

A N D

Mrs. S. Gomathy W/o. K. Sudershan aged 42 years residing at 24-81/5, Anandbagh, Safilguda, Hyderabad - 500 047 hereinafter referred to as the LESSEE (which term and expression wherever the context so admits shall mean and include her respective heirs, legal representatives, successors, administrators, executors and assigns) of the OTHER PART witnesseth as follows:

For M.C. Modi Educational Trust

[Signature]
 Trustee

[Signature]
 Gomathy

The **LESSOR** is the owner of the property admeasuring 100 Sq. ft of office space on the second floor of the building known as Soham Mansion, bearing premises no. 5-4-187/3 &4, situated at M.G. Road, Secunderabad, more particularly described at the foot of this document. The **LESSEE** has requested the **LESSOR** to grant on lease the above mentioned premises and the **LESSOR** agree to give on lease on the terms and conditions specified as hereunder:

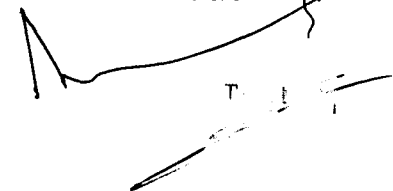
KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the **LESSOR** doth hereby grant and the **LESSEE** doth hereby taken on lease a portion on the second floor of the building of "Soham Mansion", admeasuring 100 sq. ft, more particularly described at the foot of this document on the following terms and conditions:

1. The **LESSEE** shall pay a rent of Rs. 1,000/- (Rupees One Thousand only) per month exclusive of 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. 10,000/- (Rupees Ten 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 **LESSOR**.
3. The Lease shall be for a period of three years, commencing from 1st April 1999. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by either of the parties with an advance notice of six months.
4. 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.
5. The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** in full.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay the rent regularly for each month on or before the 7th day of the every month in advance to the **LESSOR**.
2. The **LESSEE** agrees to pay Rs. 40/- p.m. towards maintenance charges to the **LESSOR** or to any other body/association as directed by the **LESSOR**, every month.

For M.C. Modi Educational Trust

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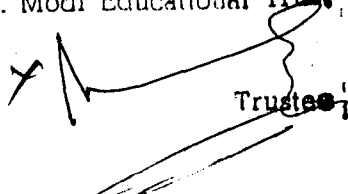
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3. The Lessee shall pay electricity charges to the APSEB as per metre reading.
4. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of color wash etc., at its own cost.
6. The **LESSEE** shall utilize the demised portion for its office, but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the said premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
9. The **LESSEE** shall enhance the rent by 10% compounded at the end of every year.
10. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
11. The **LESSEE** agrees to bear the cost of enhancement, if any, over and above existing power supply.
12. The **LESSEE** agrees to pay any additional consumption deposit or any other charges, that may be levied by the APSEB or any other Government body. However, any deposit paid by the **LESSEE** to APSEB will be refunded to the **LESSEE** by the **LESSOR** at the time of the **LESSEE** vacating and satisfactorily handing over the premises.
13. The **LESSEE** agrees to place his sign board only on the place specified by the **LESSOR**.

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

For M.C. Modi Educational Trust


Trustee

X 

DESCRIPTION OF THE DEMISED PORTION

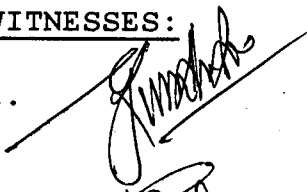
All that a portion on second floor admeasuring 100 sft, of super built up area of the building known as Soham Mansion, bearing premises no. 5-4-187/3 &4, situated at M. G. Road, Secunderabad, bounded on the:

NORTH BY: Passage & Premises occupied by M/s. Fyrfo & Co
SOUTH BY: Premises occupied by M/s. Patny Controls Pvt Ltd
EAST BY: Staircase
WEST BY: Premises occupied by Shri. Ajay Mehta C.A

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

WITNESSES:

1.



2.



LESSOR

For M.C. Modi Educational Trust

x  Trustee;

LESSEE

x 