

50 Rs

FOR MADE BULL



10390 35905000

Handwritten signature

*Admin
Suresh Modi &
Jayantilal Kadakia
S/o Manilal Kadakia*

LEASE DEED

This Lease Deed executed on this the 1st day of November 1996 between:-

Shri. Sharad Kadakia S/o. Jayantilal Kadakia, aged 40 years, Occupation Business, R/o1-10 -176, Kadakia Building, Begumpet, Hyderabad - 500 016 represented by his GPA holder Sri Jayantilal Kadakia S/o. Late Manilal Kadakia , R/o. 1-10-176, Begumpet, Hyderabad - 500 016.

Hereinafter called the Lessor which expression shall mean and include his heirs, legal representatives, administrators, executors etc.

AND

M/s. Modi Builders, represented by Sourabh Modi S/o. Satish Modi, aged 25 years, R/o. 5-4 - 187/3&4, 2nd Floor, M.G.Road, Secunderabad - 500 003.

Sourabh Modi

Hereinafter called the Lessee which expressions shall mean and include the Successors, assigns, agents etc.

Whereas the Lessor is the owner and possessor of the premises hereby given on rent and desented in the Schedule consisting of 3 rooms, balcony, bathroom in the 2nd floor of premises of 5-2-456, situated at Hyderbasti, Secunderabad.

For MODI BUILDERS

Sourabh Modi

Signature

Whereas the Lessor is desirous of giving the said premises on rent and whereas the Lessee has offered to take the premises on rent and the Lessor has agreed to give the premises on rent to Lessee.

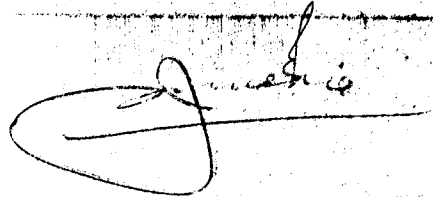
NOW THIS LEASE DEED WITNESSETH:-

1. The Lessor and the Lessee hereby mutually agree that the rent payable for the premises hereby shall be at Rs. 1,100/- (Rupees One Thousand And One Hundred Only) per month.
2. The Lessee is put in possession of the premises today and the Lease shall commence from today.
3. The Lessee shall pay rents every four months i.e. on completion of four months, the 1st payment shall be by end of February 1997.
4. Lessor shall pay a sum of Rs. 4,400/- (Rupees Four Thousand Four Hundred Only) as Advance free of interest.
5. The Lease shall be for a period of 11 (Eleven) months.
6. The Lessee shall maintain and keep the premises in as much condition as is found today.
7. The Lessee shall not do any acts of waste, damage, or carry on any repairs, alterations in the structure without written consent of the Lessor.
8. The Lessee shall not sublet or induct any other person into possession of the premises.
9. The Lessee shall pay the rents as per the Schedule and in default of any one payment the Lessor shall be entitled to demand vacant possession and the Lessee shall hand over vacant possession of the premises without recourse to court of Law.
10. The Lessee shall use the back door of the building opening into the road backside of the building in Hyderbasti for migress and use the existing stair case to go upstairs and via existing balcony to his portion.
11. The Lessee shall not carry on any business or activities which are prohibited by law.

SCHEDULE

First floor premises in premises No. 5-2-456 Hyderbasti, Secunderabad consisting of 3 rooms, balcony, bathroom and bounded on the:

FOR MODI BUILDERS
Somash Mohr



and the rent payable for the
One Thousand And One Hundred

today and the Lease shall

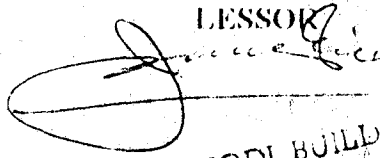
NORTH	: Balcony of owner and entry via the balcony from North to South.
SOUTH	: Neighbour's house.
EAST	: Neighbour's portion No. 5-2-127.
WEST	: Based walls and open space of road.

Executed out of free will and consent.

Witnesses:

1. Jashwan B Patel
(Name & Address)
Premier sales CORP
S-5-10 Ramayya
Setlur
2. Jashwan B Patel
(Name & Address)

GHANSHYAM. B. PATEL
CH3, ALL KARIM
RAMI GUNJ. SECUNDERABAD.

LESSOR

For MODI BUILDERS
Jashwan B Patel
LESSEE