



S. No. 33601 Dt. 8/11/2001 100/-  
Name: Satish Modi  
S/o. Manilal C. Modi  
For Whom: Self

96154  
no surcos  
10/25

A. RAGUNATH  
Stamp Vendor L. No. 15/88. R. No. 76/98  
Shed No. 2-12-85, Maradpally,  
SECUNDERABAD-500 026.

**LEASE AGREEMENT**

This LEASE AGREEMENT executed at Secunderabad, on this the 19<sup>th</sup> day of November, 2001 by and between:-

**Mr. Satish Modi** S/o. Shri Manilal Modi, aged 57 years, resident of Plot No. 280, Road No. 35, Jubilee Hills, Hyderabad – 500 035, 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. Sri Siddi Vinayaka Automobiles Ltd.**, having its registered office at 3-2-870/3, V N R Commercial Complex, Kachiguda Station Road, Hyderabad – 500 027, represented by its Managing Director Mr. K V Babul Reddy, S/o. Mr. K S Reddy, aged 52 years, hereinafter referred to as the “LESSEE”, (which term shall mean and include whenever the context may so require its successors-in-interest);

*Satish Modi*

For Sri Siddi Vinayaka Automobiles Ltd.

*[Signature]*  
Managing Director

WHEREAS the LESSOR is the owner of the office/Showroom space, situated on the Ground Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 2,700 sft. The LESSEE has requested the LESSOR to grant on lease the above said office/showroom space for the purposes of running the business of automobile dealership of Bajaj Auto Ltd. and the LESSOR agreed 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 the office/showroom space, situated on the Ground Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 2,700 sft, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of **Rs. 1,00,000/-** (Rupees One Lakh only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. However, at the request of the LESSEE the LESSOR granted a discount of 50% of the rent payable for the first 6 months only, during the initial period of starting the business. The LESSEE agrees to pay the full rent as mentioned above after the initial six months.
- 2) The LESSEE shall pay an amount of **Rs. 6,00,000/-** (Rupees Six Lakhs 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 security deposit shall be paid as follows:  
Rs. 1,50,000/- on the date of this agreement.  
Rs. 4,50,000/- after 6 months but before 7 months from the date of this agreement.  
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 10<sup>th</sup> November 2001. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of one month.
- 4) The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed as 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 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, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.

*Satish*

For Sri Siddhi Vinayaka Automobiles Ltd.

*[Signature]*

Managing Director

- 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 10% of the then existing rent at the end of every year.
- 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. However, at the request of the LESSEE the LESSOR agrees to pay the property tax for the first 6 months from the date of this Lease Agreement.

**THE LESSORS 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 agreed 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.

**DESCRIPTION OF THE DEMISED PORTION**

All that portion consisting of the office/showroom space, situated on the Ground Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003, admeasuring about 2,700 sft., bounded by

<b>NORTH by</b>	: Vacant premises owned by Mr. Mahesh Desai & Others.
<b>SOUTH by</b>	: Staircase & Premises occupied Bank of Baroda.
<b>WEST by</b>	: Open land & Parking area.
<b>EAST by</b>	: M. G. Road

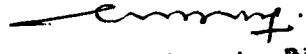
IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. V.V.B. Acharyulu  
(V.V.B. ACHARYULU)

2.   
G. KANAKAPPA

X   
LESSOR

For Sri Siddhi Vinayaka Automobiles Ltd.  
  
LESSEE Managing Director