

100Rs.



S. No. 1535 26/3/02 100=100 56133

Sold to... Sourabh Modi

S/o... Satish Modi

Self

A-P 23 IS

SCC

L. G. Chimalgi

LEELA G. CHIMALGI
STAMP VENDOR

L. No. 13/97 R No 12/2000

5-4-76/A, Cellar,

Opp: TVS Show Room,
Ranigunj, SEC'BAD-3.

LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad on this the 26th day of March 2002 by and between:

Shri. Sourabh Modi S/o. Shri. Satish Modi aged 30 years Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad having his office at 5-4-187/3 & 4, M. G. Road, Secunderabad hereinafter referred to as the **LESSOR** (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

Mrs. Yasmin Ajmal Asad W/o. Ajmal Asad aged 28 years, resident of 19 Uma Nagar, Begumpet, Hyderabad - 500 016, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require their successors-in-interest, witnesseth as follows):

Sourabh Modi

Yasmin Asad

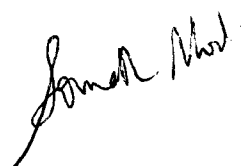
The LESSOR is the OWNER of a portion of the Ground Floor known as Modi House, bearing premises No. 1-10-72/3/A, admeasuring 330 sft (396 sft of super built-up-area) consisting one shop on the Ground Floor, situated at Begumpet, Secunderabad 500 016. The LESSEE has requested the LESSOR to grant on lease on the above said shop and the LESSOR agreed to give on Lease on the terms and conditions specified as hereunder:

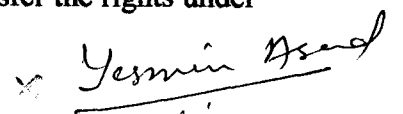
KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby taken on Lease a shop on the Ground Floor of the building known as "Modi House" admeasuring 330 sft (396 sft of super built-up-area) more particularly described at the foot of this document, on the following terms and conditions:

1. The LESSEE shall pay a rent of Rs. 1,980/- (Rupees One Thousand Nine Hundred and Eighty Only) per month exclusive of water and electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The monthly rent has commenced from the 1st February, 2002.
2. The LESSEE has paid an amount of Rs. 11,550/- (Rupees Eleven Thousand Five Hundred and Fifty 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
3. The Lease shall be for a period of 3 years from 1st February, 2002. This Agreement of Lease between the said LESSOR and the said LESSEE can be terminated by either party with an advance notice, in writing, of (3) three 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 on or before the 10th day of the each month in advance to the LESSOR.
2. The LESSEE agrees to pay a maintenance charge of Rs. 0.75 per sft per month along with the rent, to LESSOR subject to increase from time to time, towards maintenance of the Building.
3. The LESSEE agrees to pay his share of the cost of providing water supply, electricity charges for motor pump to the LESSOR or to any other body/ association as directed by the LESSOR, every month.
4. The LESSEE shall pay and bear electricity consumption charges as per the meter reading apart from the rent.
5. The LESSEE shall keep the demised portion in a neat and habitable condition.
6. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
7. The LESSEE shall utilise the demised portion for its show room/office, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.
8. The Lessee shall not carry out any business related to the sale or consumption or distribution of liquor in the said premises.
9. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.

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10. The **LESSEE** shall enhance the rent by 8% (eight) p.a. compounded at the end of every year.
11. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it, to inspect the demised at all reasonable hours of the day.
12. The lessee agrees to bear the cost of enhancement, if any, over and above existing power supply.
13. 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.
14. 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** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes without default as specified above.
2. The **LESSOR** agrees to pay the property tax pertaining to the Leased Floor.
3. The **LESSOR** agrees to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other system that the **LESSEE** has installed at their own cost at the time of vacating the premises on the expiry of the Lease or on termination of the Lease.


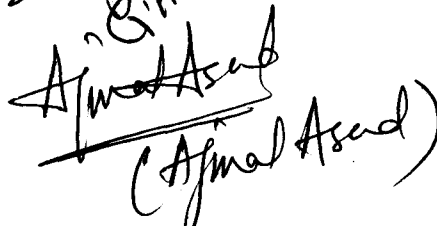
DESCRIPTION OF THE DEMISED PORTION

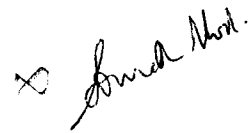
All that premises consisting of one shop bearing Nos. 1-10-72/2/3/A admeasuring 330 sft (396 sft of super built-up-area) on ground floor in "MODI HOUSE" situated at 1-10-72/2/3/A, Begumpet, Secunderabad – 500 016 and bounded by:

North By : Begumpet Main Road.
South By : Neighbours Property.
East By : Premises occupied by M/s. Monalisa.
West By : Premises occupied by The Earth Shop.

IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective hands on this document on this the 26th day of March 2002.

WITNESSES:

1. 
S. K. ANKUR
2. 
(Ajmal Asad)



LESSOR



LESSEE