



S. No. 492 20/9/99 100 48677  
 Sold to... Soham Modi ..... AP 23 11  
 Sp. Satish. modi .....  
 For Whom... self ..... Sec

L. Chinn  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 Licence No: 18/97  
 5-4-76, A. Cellbar  
 Opp: TVS Show Room,  
 Raniganj, SEC JAD - 3

LEASE AGREEMENT

This **LEASE AGREEMENT** made and executed at Secunderabad , on this the 20<sup>th</sup> day of September, 1999 by and between:

**P..Anil . Kumar** S/o. P Kishen Narayan, aged 36 years, R/o. 1-2-333/C/2, Gagan Mahal Road, Hyderabad - 500 029, hereinafter referred to as the "**LESSEE**", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

**Shri. Soham Modi** S/o. Satish Modi, aged 29 years, R/o. Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad, hereinafter referred to as the "**LESSOR**", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:

The **LESSOR** is the owner of about 150 sft of covered area on the terrace of Modi House bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad - 500 016.

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:

*Soham Modi*

*A. A.*

**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 about 150 sft of covered area on the terrace of Modi House bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad - 500 016 more particularly described at the foot of this document.



1. The **LESSEE** shall pay a rent of **Rs. 600/-** (Rupees Six Hundred 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 no deposit.
3. The lease shall be for a period of three years, commencing from 1<sup>st</sup> June 1999. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by any of the parties with an advance notice of 3 months.

**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 said 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 his 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.
7. The **LESSEE** shall enhance the rent by 10% (Ten) compounded 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.

**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.

**DESCRIPTION OF THE DEMISED PORTION**

The area measuring about 150 sft of covered area on the terrace of Modi House bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad - 500 016, consisting of land and super structure, bounded on the:

<b>EAST BY:</b>	Road
<b>WEST BY:</b>	Premises No. 1-10-72/2/3/A
<b>NORTH BY:</b>	Begumpet Main Road
<b>SOUTH BY:</b>	Neighbour's Building bearing MCH No. 1-10-72/2/1

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

**WITNESSES:**

1.

  
G. KANTH

2.

  
HEMANTH

  
**LESSEE**

  
**LESSOR**