



C.No. 11707 Date 18/12/1996 Rs. 60/-
 Sold to Sri. Solomas S/o. Kugarantham, Sec-abad
 For whom Sourabh Modi S/o. Satish Modi, Sec-abad

[Signature]
 SUB-REGISTRAR
 SECUNDERABAD &
 Ex-Officio Stamp Master

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 18th day of December, 1996 by and between:-

M/s. The Earth Shop a proprietary concern represented its Proprietor Smt.Kavita Kabra W/o. Shri.Rajiv Kabra aged 27 years residing at 7-1-59/10, Dharam Karam Road, Ameerpet, Hyderabad hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

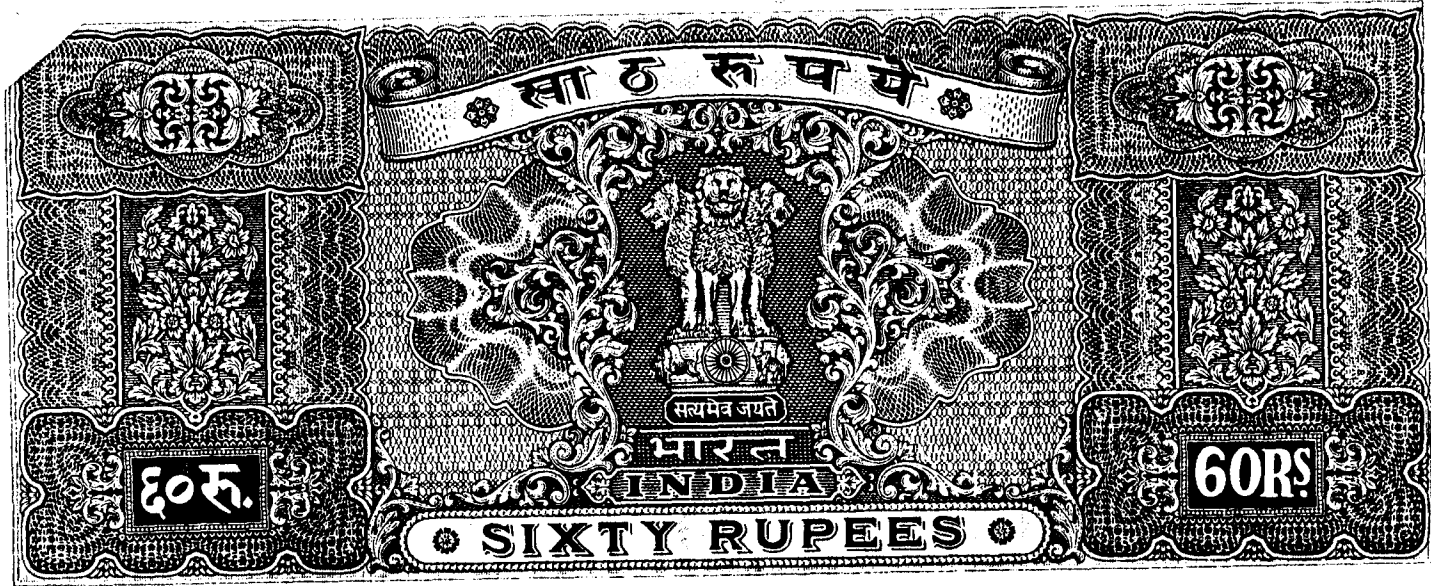
Shri.Sourabh Modi S/o.Shri.Satish Modi aged 25 years residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad having his office at 5-4-187/3 & 4, 2nd Floor, M. G. Road, Secunderabad - 500 003 hereinafter referred to as the "LESSOR", which term shall mean and include whenever the context may so require his successors-in-interest; witnesseth as follows:-

The Lessor is the owner of Mulgi/Shop admeasuring approximately 270 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, situated at Begumpet Main Road, Hyderabad - 500 016. The Lessee has requested the Lessor to grant on lease the above mentioned premises on the terms and conditions specified as hereunder:

Page 1. / KAVITA.DOC

Kabra

Sourabh Modi



S.No. 11708. Date. 15/12/1996 Rs. 60/-

Sold to Sri. Solomon S. Kuparathnam Sec-3rd

For whom SOURABH MODI s/o. SATISH MODI, Sec-RAO

[Signature]
SUB-REGISTRAR
SECUNDERABAD &
Public Stamp Vendor.

-2-

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 of building consisting of a portion of the ground floor of Modi House admeasuring 270 sq. ft, on the following terms and conditions.

1. The Lessee shall pay a rent of Rs. 1, 080 (Rupees One Thousand Eighty 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 an amount of Rs. 1,11,360/- (Rupees One Lakh Eleven Thousand Three Hundred and Sixty 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 Six (6) years, commencing from 1st January 1997. This agreement will be renewed on mutually agreed terms thereof. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of three months.

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Sourabh Modi

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Sourabh Modi

4. The lease shall commence from 1st January 1997.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The lease amount shall be paid by the Lessee before the fifth day of each calendar month in advance to the Lessor or his authorised agent.
- 2) The Lessee shall pay and bear the Water and Electricity consumption charges 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/showroom 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 8% 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.

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- 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.

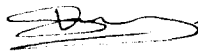
DESCRIPTION OF THE DEMISED PORTION


All that piece of a portion on the ground floor admeasuring approximately 270 sft of Modi House bearing Municipal No. 1-10-72/2/3/A , situated at Begumpet Main Road, Hyderabad - 500 016 bounded on the:-

NORTH BY : Begumpet main Road
SOUTH BY : Neighbours Building
WEST BY : Premises occupied M/s.C.N.S.Expo (P) Lt.
EAST BY : Vacant portion of 330 Sq.ft

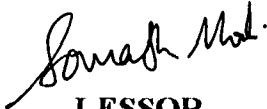
IN WITNESS WHEREOF, the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.

WITNESSES:-

1. 
L.N. Sar
7-1-3071141F12/L
Jupprakarney - 4/12/18

2. 
R. Ashok Swaminathan
166, VAYVURU
Sec 13AD.


K. Kabra
LESSEE


Sonash Moh.
LESSOR



S.No. 11710. Date. 18.12.1996 Rs. 60/-
 Sold to Sri. Solomon S/o. K. Srinivasam, Sec. Sec.
 For whom SOURABH MODI S/o. SATISH MODI, (SEC-1111).

[Signature]
 SUB-REGISTRAR
 SECUNDERABAD &
 Hyderabad

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 18th day of December, 1996 by and between :-

M/s. The Earth Shop a proprietorship concern represented its Proprietor Smt. Kavita Kabra W/o. Shri. Raju Kabra aged 27 years residing at 7-1-59/10, Dharam Karam Road, Ameerpet, Hyderabad hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Shri. Sourabh Modi S/o. Shri. Satish Modi aged 25 years residing at plot No. 1025, Road, No. 45, Jubilee Hills, Hyderabad having his office at 5-4-187/3&4, 2nd Floor, M. G. Road, Secunderabad - 500 003 hereinafter referred to as the "OWNER", which term shall mean and include whenever the context may so require his successors-in-interest; witnesseth as follows:-

The HIREE has obtained on lease a portion of about 270 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet Main Road, Hyderabad - 500 016. from the Owner vide Lease Agreement dated 18th December 1996. At the request of the Hiree, the Owner has agreed to provide amenities to the Hiree more fully described in the schedule. The Hiree has agreed to pay amenities charges for the said amenities apart from the rent payable to the Owner.

Page 1. / KAVITAA.DOC

Kavita

Sourabh Modi

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NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The Hiree shall pay amenities charges of Rs. **8,200/-** (Rupees **Eight Thousand Two Hundred** only) per month apart from and along with the rent payable.
- 2) The Hiree shall enhance the amenities charges by 8% compounded at the end of every year.
- 3) The Hiree shall pay the amenities charges for each month on or before the fifth day of each calendar month in advance to the Owner or his authorised agent..
- 4) The Hiree shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 5) Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the Owner shall be entitled to determine the lease and the Hiree shall give vacant possession of the tenancy.

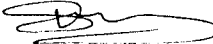
Sanath Moh.

PARTICULARS OF AMENITIES:-

- 1) Provision of security.
- 2) Electrical Wiring & Plumbing.
- 3) Provision of common parking area.
- 4) Maintenance

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

WITNESSES:-

1. 
C.N Sani
7-1-307/114/F12/2
Jyotirakaranga - 18
- 2.

Kabva
HIREE

Sanath Moh.
OWNER