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A. A. SUBOO
 STAMP VENDOR
 L-2/71-NEW 18/93
 CITY CIVIL COURT No. 12/93

Sl. No. 16281 Date 17-10-93 Value 50.

Name of the Purchaser B. V. Kumar D. S. Chandrababu

Name Sourabh. Modi

LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad, on this the 17th day of October, 1993 by and between:-

Shri Mahender Mehta S/o **Shri C.P. Mehta**, aged about 49 years residing at 6-3-1219/1/3, Lunanagar Begumpet, Hyderabad-500 016, hereinafter referred to as the "**LESSEE**", which term shall mean and include whenever the context may so require its successors-in-interest;

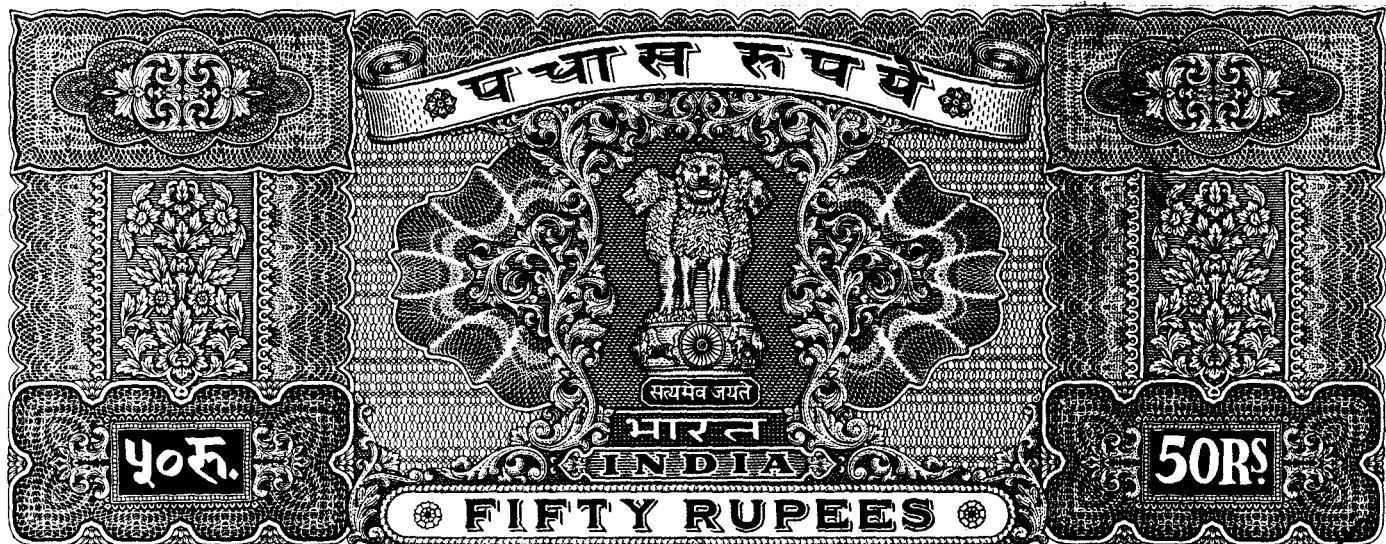
AND

SHRI SOURABH MODI, S/o. **Shri Satish Modi**, aged 24 years residing at 1-8-179/3, S.D. Road, Secunderabad - 500 003, 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 230 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016. The **Lessee** has requested the **Lessor** to grant on lease the above mentioned premises and the **Lessor** has agreed for it on the terms and conditions specified as hereunder:

Sourabh Modi

10/10/93



11. No. 16282 17/10/95 50.

Name of the Purchaser B. V. Kumar B/o B. Chandrasekhar

Signature Sonabk Modi

M
G. A. SUBOO
 STAMP VENDOR
 L.No. 8/71-REV. 13/95
 CITY CIVIL COURT

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 measuring 330 sq. ft. more particularly described at the foot of this document and shown in detail in the plan annexed hereto, on the following terms and conditions :-

- 1) The Lessee shall pay a rent of Rs. 5,875/- (Rupees Five thousand Eight hundred and seventy five 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. 99,000/- (Rupees Ninty Nine Thousand 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 nine years, commencing from 15th May 1995. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of six months.
- 4) The lease commenced from 1st October 1995.

Sonabk Modi

10/10/95

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The Lessee shall pay the rent regularly per each month on or before the 5th 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 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 on the prevailing rent. However the first increase is due on 15th May 1996.
- 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 Lessors 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 Lessors agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) The Lessors 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.

Somesh Modi

10/over

DESCRIPTION OF THE DEMISED PORTION

A portion of the ground floor of about 330 sqft of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 bounded on the:-

NORTH BY : Begumpet main Road

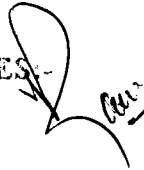
SOUTH BY : Neighbours Building


EAST BY : Premises occupied by Mr. Anil Rupani.


WEST BY : Vacant portion of Premises No. 1-10-72/2/3/A

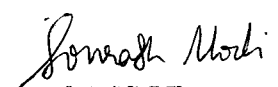
IN WITNESS WHEREOF, the Lessee and the Lessors have signed these presents on the date and at the place mentioned above

WITNESSES-

 (YOGESH RATHI)

 (JANIS DIMONTE)


LESSEE


LESSOR