



A.P.-7/11A

84

S. No. S238 27/5/96 101-

Sold To B.V. Kumar S/o. B. Chandrabos. R/o Seebadi

Soham modi S/o Satish modi. Seebadi

S. Probhakar Reddy,
Stamp Vender L.No. 29/93
No. 20/03, BALAJI (V)
TORNIGU (G.P.), Dist.

LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad, on this the 30th day of May, 1996 by and between:-

M/s. Pentium Enterprises a partnership concern represented its Managing Partner Shri.Rakesh Babu S/o. Shri.M.J. Sunder Rao aged 31 years residing at 1-1-298/2/A, Ashoknagar, Hyderabad - 500 020 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.Shri.Satish Modi aged 26 years residing at 1-8-179/3, S.D.Road, Secunderabad - 500 003, 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:-

Rakesh Babu

Soham Modi

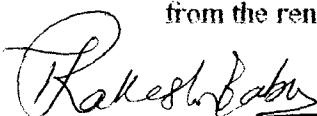
The **Lessor** is the owner of Mulgi/Shop admeasuring approximately 480 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3 , situated at Begumpet Main Road, Hyderabad - 500 016. The **Lessee** has requested the **Lessor** to grant on lease the above mentioned premises on the terms and conditions specified as hereunder:

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 approximately 480 sq. ft, on the following terms and conditions :-

1. The **Lessee** shall pay a rent of Rs. 9,500/- (Rupees Nine Thousand Five 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 an amount of Rs. 2,00,000/- (Rupees Two 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 **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 June 1996. 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.
4. The lease shall commence from 1st June 1996.

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.

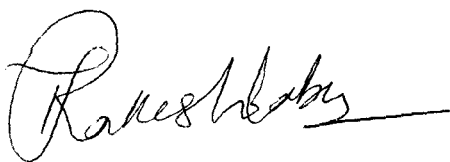


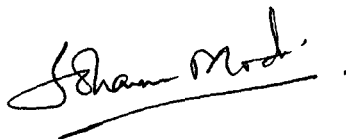


- 3) The Lessee shall keep the demised portion in a neat and habitable condition.
- 4) The Lessee shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 5) The Lessee shall utilize the demised portion for its office/showroom and for any other allied business, 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.
- 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 480 sft of Modi House bearing Municipal No. 1-10-72/2/3, situated at Begumpet Main Road, Hyderabad - 500 016 bounded on the:-

NORTH BY : Begumpet main Road
SOUTH BY : Neighbours Building
WEST BY : Premises Occupied by M/s. Dignity
EAST BY : Shop/Mulgi approx. 100 Sq.ft

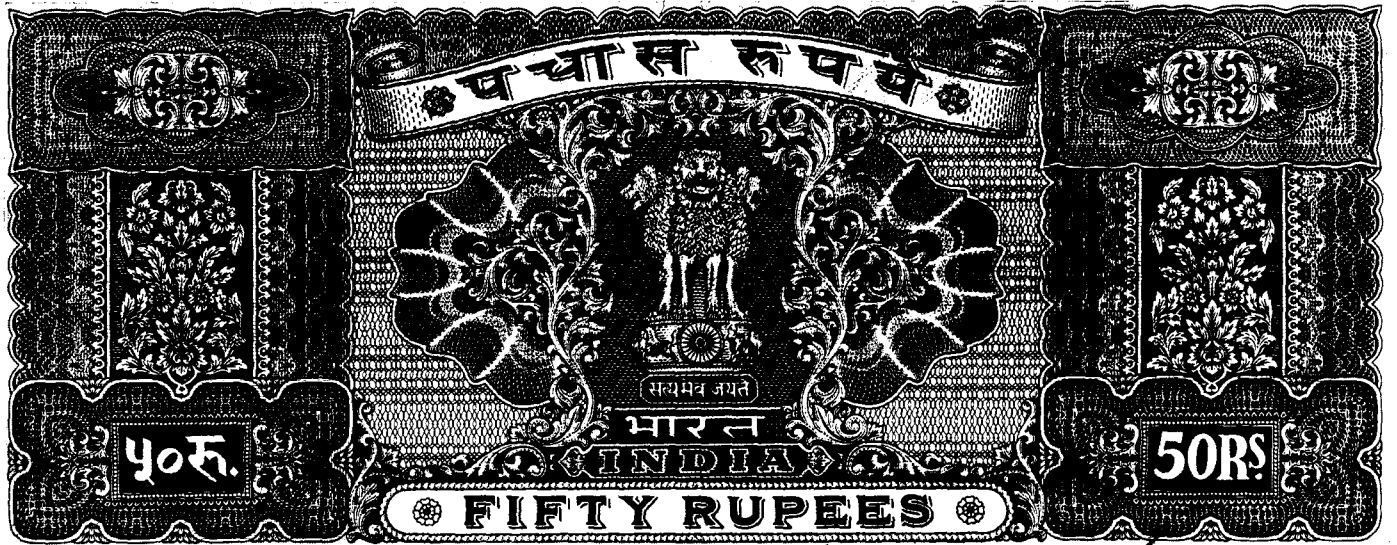
IN WITNESS WHEREOF, the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.


LESSEE

WITNESSES:-

1. B. U Kumar S/o P. B. Chandraiah

2. 


LESSOR



No. 5241 Date 27/5/96 Rs. 50/-
 to B. V. Kumar S/o B. Chandrabas. R6 SecBad S. PRABHAKAR REDDY,
 Stamp Vendor L.No. 29/93 2-3/96
 from Soham Modi S/o Satish Modi. SecBad 1-43, BALAPUR, R. R. DIST.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 30th day of May, 1996 by and between :-

M/s. Pentium Enterprises a partnership concern represented its Managing Partner **Shri. Rakesh Babu S/o. Shri. M.J. Sunder Rao** aged 31 years residing at 1-1-298/2/A, Ashoknagar, Hyderabad - 500 020 hereinafter referred to as the "**HIREE**", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Shri. Soham Modi S/o. Shri. Satish Modi aged 26 years residing at 1-8-179/3, S.D. Road, Secunderabad - 500 003, 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:-

Rakesh Babu *Soham Modi*

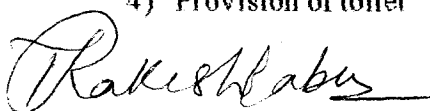
The **HIREE** has obtained on lease a portion of about 480 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3, Begumpet Main Road, Hyderabad - 500 016. from the **Owner** vide Lease Agreement dated 30th May 1996. At the request of the **Hiree**, the **Owner** has agreed to provide 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**.

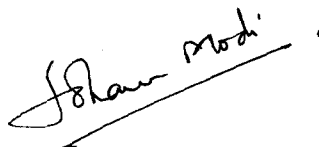
NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The **Hiree** shall pay amenities charges of Rs. 7,000/- (Rupees Seven Thousand 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.

PARTICULARS OF AMENITIES:-

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


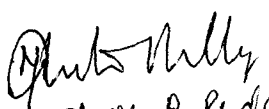





5) Maintenance

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

WITNESSES:-

1. B. U. Kumar s/o B. Chembrikar
H.no: 1110 Reserata Bazar
DCC bus

2. 
s/o M. R. Reddy
Red no-3.
Flat no-1
Plot no-13. Banjara hills
Hyderabad.



HIREE



OWNER