

100Rs.



AP-23-I-F
28066

S.L.NO: 0028584 DATE: 08/10/98 RS: 100

PURCHASER: P SOLOMON
S/O P KRUPARATNAM
SEC'BAD.

P. Ramakrishna
శ్రీ. రామకృష్ణ, హైదరాబాద్
పరిశ్రమ ఎక్స్-అసిస్టియం స్టాంపు వెలు.
శ్రీ. శర్వాంధరులు, క. వ. స. శర్వాంధరులు
హైదరాబాద్.

FOR WHOM : M/S M C MODI DISCRETIONARY TRUST
SEC'BAD.

15 Oct

LEASE AGREEMENT

This **LEASE AGREEMENT** made and executed at Secunderabad on this the 8th day of October 1998 by and between

Shri. M. C. Modi Discretionary Trust having its office at 5-4-187/3 & 4, M. G. Road, Secunderabad represented by **Shri. Satish Modi** hereinafter referred to as the **LESSOR** (which term shall mean and include whenever the context may so require its successors-in-interest);

A N D

Mr. Syed Javed S/o. S. A. Ghani aged 30 years Occupation : Business residing at 11-4-414/1, Red Hills, Hyderabad hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require his successors-in-interest) Witnesseth as follows :

SM
Satish Modi

Javed

The **LESSOR** is the owner of a portion of the Basement/Lower Ground Floor consisting of 3 (three) shops bearing Nos. 39, 46 and 47 admeasuring 1,125 Sq. ft of super built up area, in the Building known as 21st Century Commercial Complex, bearing premises No.5-8-112 to 173 situated at adjacent to Old Lata Cinema, Nampally, Hyderabad - 500 001 hereinafter referred as "**Schedule Property**".

The **LESSEE** has requested the **LESSOR** to grant on lease the above mentioned **Schedule Property** 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 the above referred **Schedule Property** more particularly described at the foot of this document on the following terms and conditions:

1. The **LESSEE** shall pay a rent of **Rs. 5,250/-** (Rupees Five Thousand Two Hundred and Fifty only) (Rs.3,250/ towards rent and Rs. 2,000/- towards amenities charges) 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 already commenced from the 1st October 1998.
2. The **LESSEE** shall pay an amount of **Rs. 31,500/-** (Rupees Thirty One Thousand Five Hundred 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 three (3) years, commencing from 1st October 1998. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of three (3) 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 each month on or before the 7th day of every succeeding month to the **LESSOR**.
2. The **LESSEE** agree to pay the property tax and other taxes pertaining to the Schedule Property.

Satish Mohan

[Signature]

3. The **LESSEE** shall pay the maintenance charges for the maintenance of the common areas of the building to the Building Society/Association or any other body as directed by the **LESSOR**.
4. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
6. The **LESSEE** shall utilise the demised portion for his office/shop/godown, but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the said premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
9. The **LESSEE** shall enhance the rent (and amenities charges) by 7% (seven percent) compounded at the end of every year.
10. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.
11. The **LESSEE** agrees to bear the cost of enhancement, if any, over and above existing power supply.
12. 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.
13. 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** 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 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 premises on the expiry of the lease or on termination of the lease.

X
SM
Satish Mohi

Satish

DESCRIPTION OF THE DEMISED PORTION

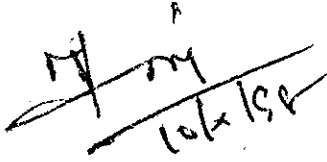
All that a portion consisting three (3) shops bearing Nos. 39, 46 and 47, measuring 1,125 sft, of super built up area on basement/Lower Ground floor of the building known as 21st Century Commercial Complex, bearing premises no. 5-8-112 to 173 situated at adjacent to Old Lata Cinema, Nampally, Hyderabad, marked in red in the plan enclosed herewith and bounded on the:

NORTH BY: Common Passage
SOUTH BY: Shop No.38 and 48
EAST BY: Common Passage
WEST BY: Common Passage

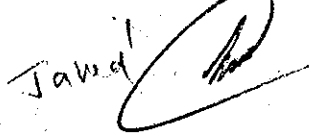
IN WITNESS WHEREOF, the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

WITNESSES:

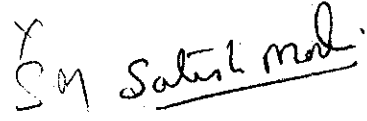
1. 

2. 

LESSEE

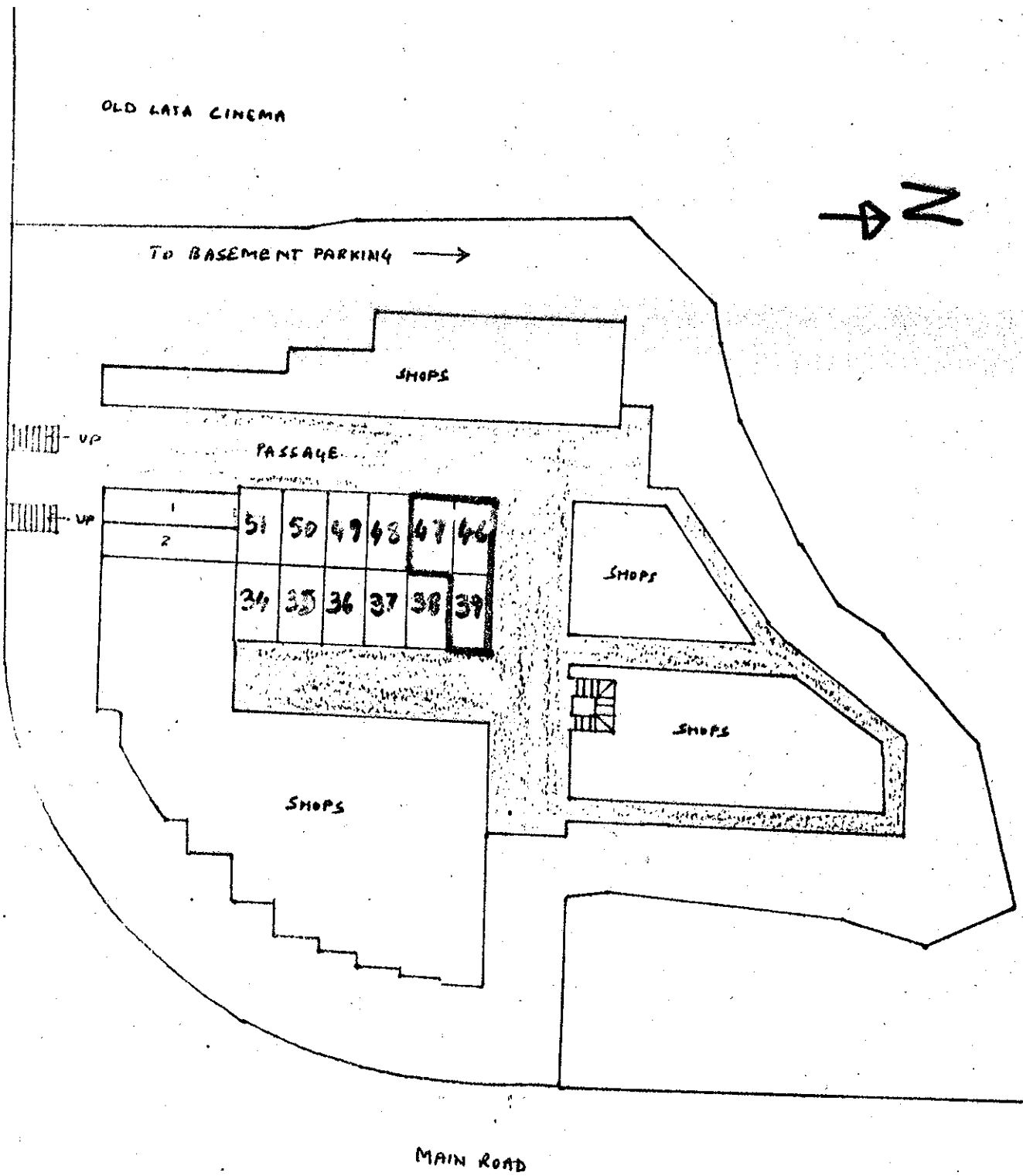


LESSOR



21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan



WITNESSES

- 1.
- 2.

LESSOR

LESSEE X

(SYED JAVED)