


The **LESSOR** is the absolute owner of about 1,000 sft of office space on the third floor of the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003, herein after referred to as the Schedule Premises. The **LESSEE** has requested the **LESSOR** to grant on lease a the Schedule Premises and the **LESSOR** has agreed to give on lease the Schedule Premises on the terms and conditions specified 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 about 1,000 sft of office space on the third floor of the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The **LESSEE** shall pay a rent of **Rs. 4,500/-** (Rupees Four Thousand Five Hundred Only) per month exclusive of 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. 54,000/-** (Rupees Fifty Four 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 five years, commencing from 1st October, 2002. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of 6 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 shared by the **LESSOR** and **LESSEE** equally.
- 6) The lease shall be extended for a further period only on mutually agreed terms.

THE **LESSEE** HERE BY COVENANTS AS UNDER:-

- 1) The **LESSEE** shall pay the rent regularly for each month on or before the 7th day of the succeeding month to the **LESSOR**.
- 2) The **LESSEE** shall pay and bear the Electricity consumption charges including any additional 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, including its associated companies in the group, 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 14% of the then existing rent at the end of every two years.
- 8) The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

For J.V.R. INNOTECH PVT. LTD

Authorized Signatory

- 9) The **LESSEE** shall place their signboard / name board only in the places designated by the **LESSOR**.
- 10) The **LESSOR** shall be entitled to recover arrears of rent charges over due for more than 30 days with a penal interest @ 2% per month from the **LESSEE**.

THE LESSORS HEREBY COVENANTS AS UNDER:-

- 1) The **LESSOR** agrees 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** agreed to pay the property tax and other taxes pertaining to the leased floor.
- 3) The **LESSOR** agreed 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 SCHEDULE PREMISES

All that portion on the third floor admeasuring about 1,000 sft in the building known as Usha Kiran Complex, bearing no. 1-8-167 to 179/2 situated at S. D. Road, Secunderabad 500 003, bounded on the:-

WEST BY	: 2000 sft Vacant Premises.
NORTH BY	: Corridor & Premises occupied
SOUTH BY	: Open to Sky.
EAST BY	: Lifts, Staircase & Open to Sky

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


WITNESSES:-

1. 

2. 

For J.V.F. INFOTECH PVT. LTD


LESSEE
Authorized Signatory


LESSOR
(Pramodchandra Modi)

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

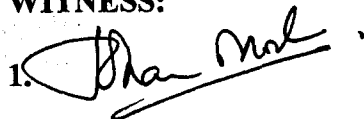

1. The **HIREE** shall pay amenities charges of **Rs. 4,500/-** (Rupees Four Thousand Five Hundred only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 14% (Fourteen per cent) compounded at the end of every two years.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the **OWNER**.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. The **HIREE** shall pay building maintenance charges amounting to **Rs. 400/-** (Rupees Four Hundred Only) per month to the **OWNER** towards the maintenance, security and water charge, etc., subject to increase from time to time.
6. 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 tenanted premises.
7. The **OWNER** shall be entitled to recover arrears of amenities charges over due for more than 30 days with a penal interest @ 2% per month from the **HIREE**.

PARTICULARS OF AMENITIES:-

- 1) Provision of electric power connection.
- 2) Provision of generator for lifts and common area lighting.
- 3) Provision of security for the building.
- 4) Provision of common parking for cars & scooters.
- 5) Provision of windows and doors.
- 6) Provision of toilet.
- 7) Provision to fix sign boards at the places designated by the owner.

IN WITNESS WHEREOF the **HIREE** and the **OWNER** have signed these present on the date and at the place mentioned above.

WITNESS:

1. 
2. 

For J.V.R. INFOTECH PVT. LTD.


HIREE
Authorised Signatory


OWNER
(Prmodchandra Modi)