

500Rs.



29919 23 9 94 500 00

Solomon

1/2 P. ...

1/2 P. ...

[Signature]
P. ...

... THE ...
... B...

LEASE DEED

[Signature]

LEASE DEED executed at Secunderabad, on this the 23rd day of September 1994 by and between:-

M/s. Sandvik Asia Ltd., represented by its Assistant Company Secretary Mr. Jamshed N. Marji Son of Sri Nandharam Marji, aged 54 years, having its registered office at Premraj - Park Road, Dapodi Lane - 411 012, hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, son of late Sri Manilal Modi, aged 53, resident of 1-8-165 Prenderghast Road, Secunderabad 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 a portion of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 which includes the building "USHA KIRAN" consisting of basement, ground and two floors situated at Sarojini Devi

SANDVIK ASIA LIMITED

J.N. MARJI

ASST. COMPANY SECRETARY



29/11/20 20.9.94. Sec 05

Road. The Lessee has requested the Lessors to grant on lease a portion of the said building 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 1500 sft. on the Second Floor and 540 sft. on the Ground Floor of "USHA KIRAN", 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. 6,000/- (Rupees Six thousand 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 lease shall be for a period of five years, commencing from 16th November 1994. This agreement of lease between the said Lessor and the said Lessee can be terminated by any of the parties with an advance notice of six months.

SANDVIK ASIA LIMITED

J.N. MAVJI
ASSTT COMPANY SECRETARY



THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The Lessee shall pay the rent regularly per each month on or before the 5th day of each 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 agrees to fix the Electrical fittings, false ceilings, air conditioning and fire protection systems and any other system required by the Lessee to the said floor at their own cost.
- 5) The Lessee shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 6) The Lessee shall utilize the demised portion for their sales office and for any other allied business, but shall not use the said portion for residence or any illegal activity.
- 7) The Lessee shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 8) The Lessee shall enhance the rent by 20% compounded at the end of every three years(i.e., after 31/10/1997).
- 9) The Lessee shall permit the Lessor or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

SANDVIK ASIA LIMITED

J.N MAVJI
ASSTT COMPANY SECRETARY



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.
- 4) The lessor agrees to register the lease deed if required by the lessee at lessee's cost.

SANDVIK ASIA LIMITED

J.N. MAVJI
ASST. COMPANY SECRETARY



[Faint handwritten notes and signatures at the top of the page]

DESCRIPTION OF THE DEMISED PORTION

A portion of the second floor measuring 1,500 sq. ft and 540 sft on the Ground Floor (inclusive of mezzanine area), of the building "USHA KIRAN", situated at Sarojini Devi Road, forming a part of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 bounded on the:-

- NORTH BY : 40 ft Private Road
- SOUTH BY : Residential Building
- EAST BY : Sarojini Devi Road
- WEST BY : LIC Building and Lions Bhavan

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

WITNESSES:-

- 1. *[Signature]*
- 2. *[Signature]*

Rep. by

SANDVIK ASA LIMITED

[Signature]

**J.N. MAVJI
ASST. COMPANY SECRETARY**

(2) LESSOR

Pramodchandra Modi

[Signature]

100Rs.



12-9-44

P. RAMA SUBBAMMA
STAMP VENDOR
L. No. 15/58, H.No. 14/1993
1-2-19, OLD BHONGUDA,
SECUNDERABAD-A. P.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 13th day of Sept. 1944 by and between -

M/s. Sandvik Asia Limited, represented by its Assistant Company Secretary, Mr. Jamshed N. Mavji Son of Sri Norshirwan Mavji, aged 54 years, having its registered office at Bombay-Pune Road, Dapodi, Pune - 411 012, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, son of late Sri. Manilal Modi, aged 53, resident of 1-8-165 Prenderghast Road, Secunderabad herein after referred to as the "OWNER", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows :-

The HIREE has obtained on lease a portion of Premises bearing No. 141, situated at Sarojini Devi Road, consisting of 1500 sft. on the Second Floor and 540 sft. on the Ground Floor from the Owners. At the

[Handwritten signature]

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 Owners.

NOW THIS DEED WITNESSETH AS UNDER -


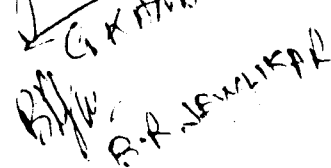
- 1) The Hiree shall pay amenities charges of **Rs. 6,000/- (Rupees Six thousand only)** per month apart from and along with the rent payable
- 2) The Hiree shall enhance the amenities charges by 20% compounded at the end of every three years (i.e., after 31/10/1997)
- 3) The Hiree shall pay the amenities charges for each month on or before the 5th day of each 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) 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
- 6) This agreement shall be for a period of 5 years commencing from 10th November 1994. This Agreement of Amenities between the said owner and hiree can be terminated by any of the parties with an advance notice of 6 months subject to clause 4 of this agreement.

PARTICULARS OF AMENITIES -

- 1) Maintenance of common area.
- 2) Provision of lift
- 3) Provision of security
- 4) Provision of exclusive parking for two cars.
- 5) Provision of windows and doors
- 6) Provision of an independent toilet within the above mentioned premises with sanitary fittings.
- 7) Plumbing and electrical points (fittings will not be provided).
- 8) Provision of common parking area

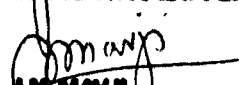
IN WITNESS WHEREOF, the Hiree and the Owner have signed these presents on the date and at the place mentioned above

WITNESSES

1. 
G. K. JADHAV
2. 
B. R. JEWLIKAR

Rep. by

SANDVIK ASIA LIMITED


J. K. MANJI
ASST. COMPANY SECRETARY

(2) OWNER


Pramodchandra Modi