

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 9744 Date 25/05/2012
Sold to Satish Modi
S/o. S/o. W/o Manilal C. Modi
Whom

933760

K. SATISH KUMAR
Licenced Stamp Vendor
LIC.15-18-013/2000
REN.No 12-18-019/2012
H.No.5-230, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District
Ph.No.9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad, on this the 25th day of May, 2012 by and between: -

Shri. Satish Modi, S/o. Late Shri. Manilal Modi, aged 68 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, represented by his natural son and G.P.A. holder Mr. Soham Modi, aged about 42 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the "LESSOR".

AND

M/s. Shukla Enterprises, represented by Shri. Srinivas Shukla, S/o. Shri Gajendra Shukla, aged 40 years, having its registered office at 14-2-340, Razzak Pura, Pan Mandi, Hyderabad-500 012, hereinafter referred to as the "LESSEE".

The terms LESSOR and LESSEE shall mean and include whenever the context may so require its successors-in-interest.

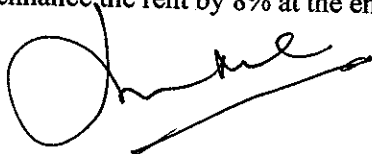
WHEREAS the LESSOR is the Estate Manager / Under Writer of the premises situated at 1-20-248, Rasoolpura, Secunderabad - 500 003, admeasuring about 2200 sft. on the ground floor more particularly described in the schedule given hereunder and is absolutely and possessed of or otherwise well and sufficiently entitled to lease the same.

AND WHEREAS the LESSEE has requested the LESSOR to grant on lease the said premises admeasuring about 2200 sq.ft. 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 premises situated at 1-20-248, Rasoolpura, Secunderabad - 500 003, admeasuring about 2200 sft. on the ground floor. more particularly described at the foot of this document, on the following terms and conditions.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

- 1) The LESSEE shall pay a rent of Rs. 22,000/- (Rupees Twenty Two Thousand Only) per month exclusive of water & 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. 1,32,000/- (Rupees One Lakh Thirty Two 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. The LESSEE shall not be entitled to adjust the arrears of rent or other charges against the security deposit at the time of vacating the premises or at any other time.
- 3) The lease shall be for a period of three years, commencing from 1st day of June, 2012. 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. However, the LESSEE shall not be entitled to terminate the lease in the middle of the English calendar month.
- 4) The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as 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.
- 6) The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
- 7) The LESSEE shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
- 8) The LESSEE shall pay maintenance charges per month to the LESSOR, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.
- 9) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 10) The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
- 11) The LESSEE shall utilize the demised portion as a godown/office for the purpose of running its business, but shall not use the said portion for residence or any illegal activity.
- 12) The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
- 13) The LESSEE shall enhance the rent by 8% at the end of every year on the then existing rent.



- 14) The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
- 15) The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
- 16) The LESSOR shall pay the property taxes pertaining to the leased premises.
- 17) 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 defaults as specified above.
- 18) The LESSOR agrees 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 portion on ground floor admeasuring about 2200 sft. bearing premises No.1-20-248, situated at Rasoolpura, Secunderabad - 500 003, bounded by: -

North By	:	Public Road
South By	:	Premises occupied by GRM future fuels Pvt. Ltd.
East By	:	Open to sky & godowns occupied by Kirloskar Electric Company
West By	:	Public Road

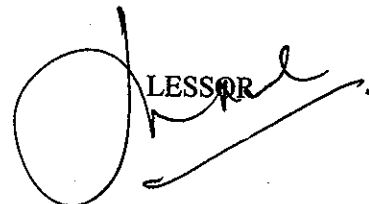
IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES: -

1.


LESSEE

2.


LESSOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRINIVAS SHUKLA

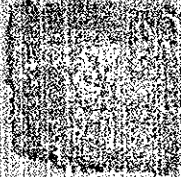
SRI GAJENDRA SHUKLA

31/07/1971

Permanent Account Number

AWZPS5311H

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवायुक्त, (UTISI)
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, बेलपुर
नवी मुंबई-400 614