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3883 29-3-07-100RS
G Venkateshwar RAO
A APPA RAO
M/s. Mehta & Modi Homes, Sec 4

L. G. Chimala
F 195363
LEELA G. CHIMALA
STAMP VENDOR
No. 02/2004
5-4-76/A, Genar, Ranigunaj
SECUNDERABAD-500 003

LEASE AGREEMENT

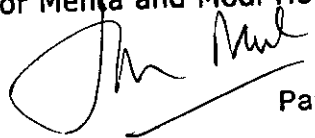
This Lease Agreement executed at Secunderabad on this the 29th day of March 2007 by and between:

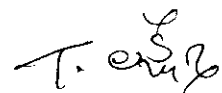
MRS. T. LAKSHMI, WIFE OF LATE MR. T. ANNAIAH, aged about 48 years, residing at Shed No. 4, Phase-I, IDA, Cherlapally, Hyderabad – 500 051, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For Mehta and Modi Homes


Partner



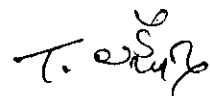
WHEREAS the LESSOR is the absolute owner of the building bearing no. H. No. 1-10-1/70/1, situated at Nagarjuna Nagar Colony, Chakripuram, Kusaiguda, Hyderabad – 500 062. The LESSEE has requested the LESSOR to grant on lease the western wall of the said building for the purpose of erecting a hoarding admeasuring about 21'-6" in height and & 30'-1" in width 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 western wall space on the building bearing H. NO. 1-10-1/70/1, situated at Nagarjuna Nagar Colony, Chakripuram, Kusaiguda, Hyderabad– 500 062, more particularly described at the foot of this document, on the following terms and conditions.

1. The lease agreement is for two years commencing from 1st day of April, 2007 and ending on 31st March 2009.
2. The LESSEE shall pay a rent of Rs. 31,000/- (Rupees Thirty One Thousand Only) per annum to the LESSOR with 15% increase in the rent for next year as given below:
From 01.04.2007 to 31.03.2008 shall be – Rs. 31,000/-
From 01.04.2008 to 31.03.2009 shall be – Rs. 35,650/-
3. That the LESSEE has today paid the rent for the first year of Rs. 31,000/- (Rupees Thirty One Thousand Only) in the shape of cheque no. 842512, dated 02.04.2007, drawn on HDFC Bank, S. D. Road Branch in favour of LESSOR. The lease agreement subject to realisation of the said cheque.
4. The LESSEE shall pay the rent in advance at the beginning of the year i.e., in March 2008 to the LESSOR without any delay or default.
5. The LESSEE is responsible for taking permission for erecting and maintaining the hoarding from the Municipality.
6. The LESSEE shall pay all charges on the account of Municipal, Electricity, Maintenance etc., in respect of the erecting and maintaining of the hoarding.
7. The LESSEE shall not make any structural additions or alterations to the premises of the building.
8. The LESSEE must restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.
9. The LESSOR shall pay the property taxes of the building.
10. The LESSEE shall utilize the demised portion for installation and maintenance of hoarding on western wall of said building.
11. Any damages or loss to the building due the hoarding shall be borne by LESSEE.
12. 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

For Mehta and Modi Homes


Partner



DIMENSIONS OF THE HOARDING (DEMISED PORTION)

Width of the Hoarding: 30.1 Feet
Height of the Hoarding: 21.6 Feet


DESCRIPTION OF THE DEMISED PORTION


All that demised portion of the western wall forming a part of H. No. 1-10-1/70/1, Nagarjuna Nagar Colony, Chakripuram, Kushaiguda, Hyderabad – 500 062, admeasuring about 600 sft. bounded by:

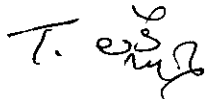
North By : 150' wide road (leads to Nagaram)
South By : Open land belongs to Lessor
East By : Constructed building belongs to Lessor
West By : 100' wide road (leads to Cherlapally)

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1). 
(G. HANUMAN PRASAD)

For Mehta and Modi Homes

Partner
LESSEE


LESSOR