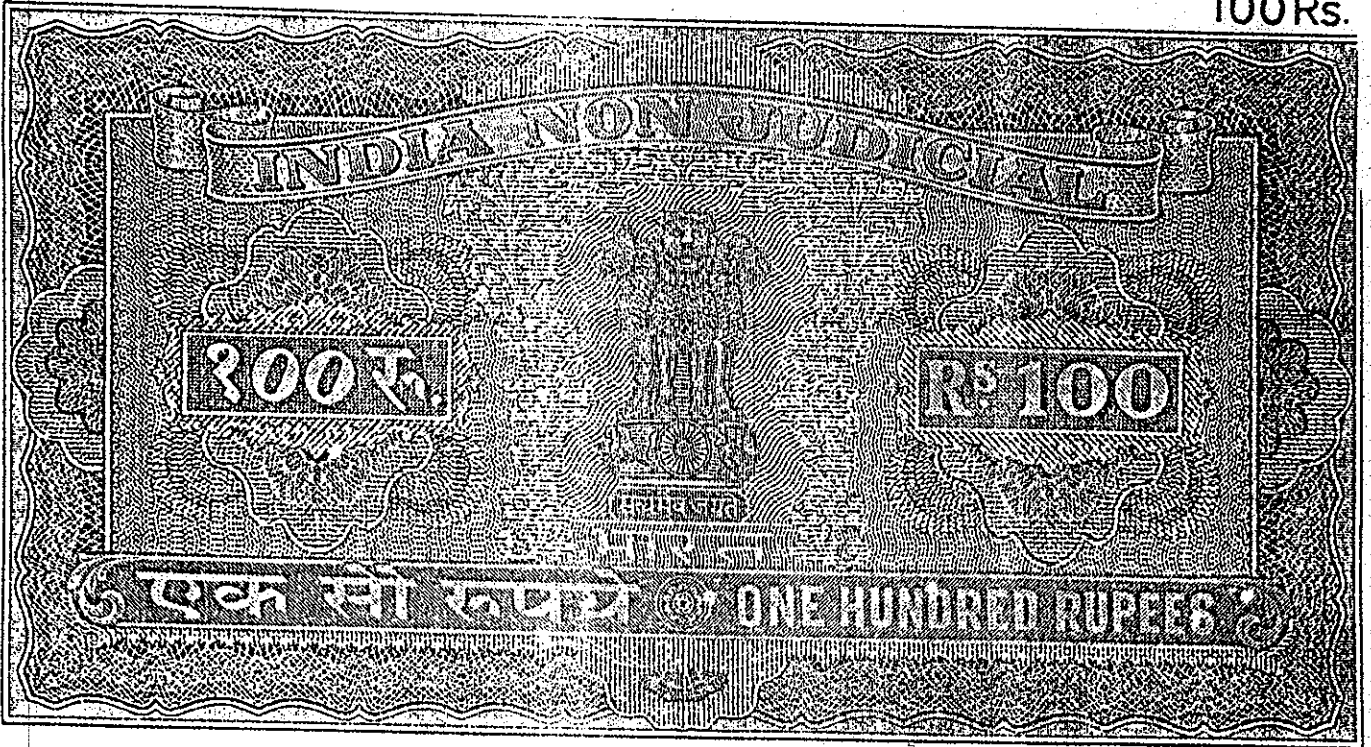


100Rs.



S. No. 3734, 27/11/2001, No. 93300, AP 28 IQ
S/o. Secy. Shri. Chandra Modi HUF
S/o.
S/o.

L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L. No. 13/97 R No. 12.2000
5 4-76/A, Cellar,
Opp: TVS Show Room,
Ranigunj, SEC'BAD-3.

LEASE AGREEMENT

This Lease Agreement made and executed at Secunderabad on this the 27th day of November 2001 by and between:

Shri. Satish Chandra Modi (HUF) represented by its karta Shri Satish Modi S/o. Late Shri. Manilal C Modi aged 56 years residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

1. Mr. Syed Javed S/o. S A Ghani aged 33 years, Occupation: Business residing at 11-4-414/1, Red Hills, Hyderabad.
2. Mr. Syed Khalid S/o. S A Ghani aged 25 years, Occupation: Business residing at 11-4-414/1, Red Hills, Hyderabad.

herein after jointly referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

Soham Modi
SOHAM MODI
(GPA OF SATISH MODI)

[Signature]

The LESSOR is the owner of a portion of the basement/Lower ground floor consisting of 2 (two) shops bearing Nos. 46 & 39, admeasuring 833 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:

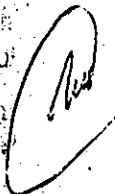
KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the above referred SCHEDULE PROPERTY more particularly described at the foot of this document; on the following terms and conditions:

1. The LESSEE shall pay a rent of Rs. 4,287/- (Rupees Four Thousand Two Hundred and Eighty Seven Only) (Rs. 2,572/- towards rent and Rs. 1,715/- towards amenity charges) per month exclusive of water and 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. 25,725/- (Rupees Twenty Five Thousand Seven Hundred and Twenty Five 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 3 years commencing from 16th day of October, 2001. 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.
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.
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 carryout any business related to the sale or consumption or distribution of liquor in the said premises.


SOHAM MODI
(GPA OF SATISH MODI)



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 amenity charges) by 7% compound 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 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 defaults 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.

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting two shops bearing Nos. 46 & 39, admeasuring 833 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. 47 & 38
West By : Common Passage
East By : Common Passage

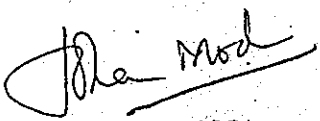
In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

Witnesses:-

1. 
- 2.

LESSEE

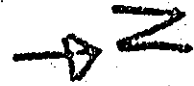
LESSOR


SOHAM MODI
(GPA OF SATISH MODI)

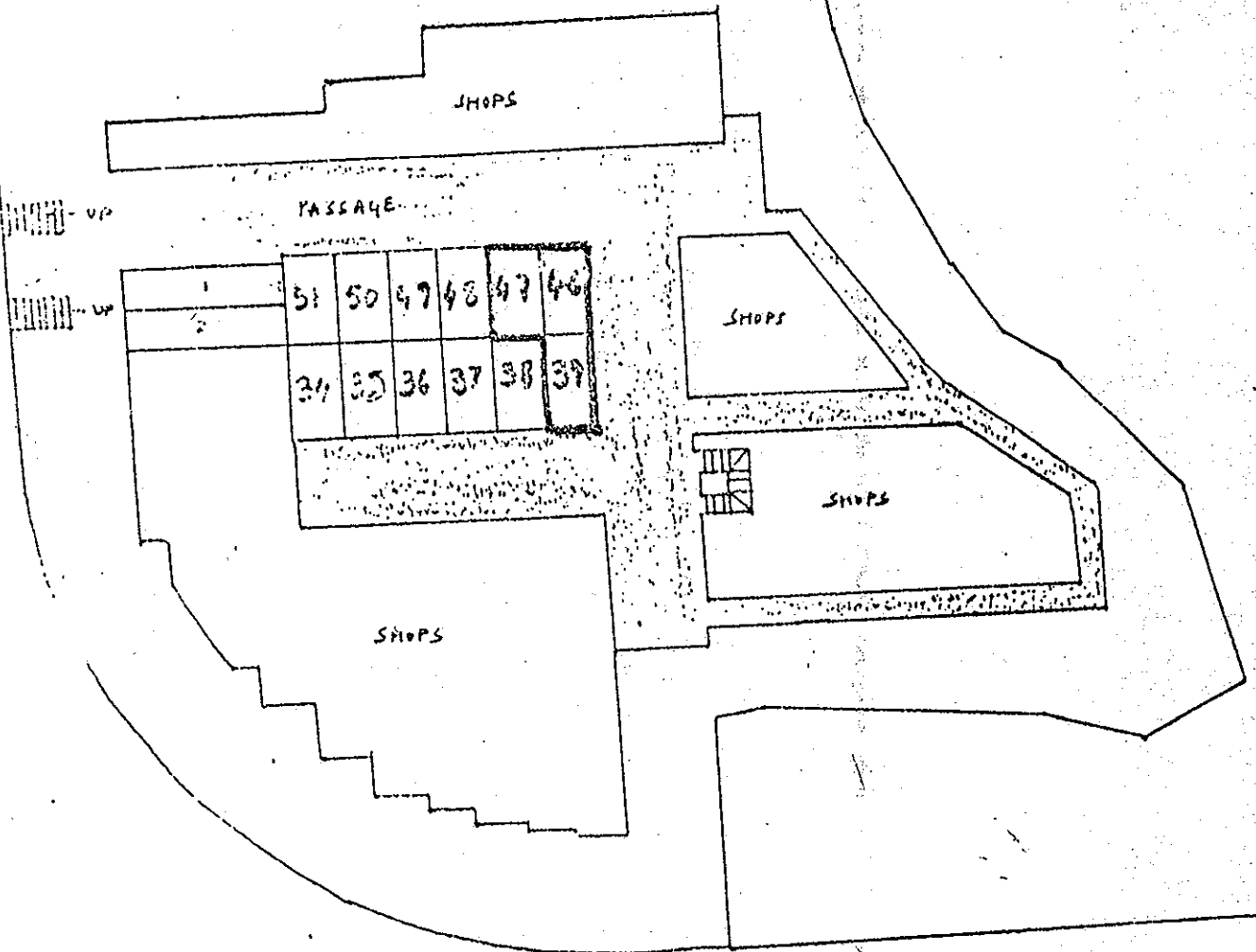
21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan

OLD LATA CINEMA



TO BASEMENT PARKING →



UP
UP

PASSAGE

31	32	33	34	35	36	37	38	39	40
----	----	----	----	----	----	----	----	----	----

SHOPS

SHOPS

SHOPS

MAIN ROAD

WITNESSES

- 1.
- 2.

LESSOR

SOHAM MODI
(GPA OF SATISH MODI)

LESSEE

Section 17(1)(b)