

766) 14/3/2002 102 15280
 Satish modi
 Manilal Modi
 Self

14/3/2002
 15280
 CIVIL COURT
 SECUNDERABAD

LEASE AGREEMENT

This LEASE AGREEMENT made and executed at Secunderabad, on this the 14th day of March, 2002 by and between:-

Shri. Satish Modi, S/o. Late Sri. Manilal Modi, aged 57 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. GRM FUTURE FUELS (P) LTD., represented by its Managing Director Shri G. Ravindra Mudiraj, son of G. D. Mudiraj, aged about 35 years, resident of Plot No. 9, Janakpuri Colony, Guinrock Enclave, Secunderabad - 500 009, hereinafter referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);

SATISH MODI
 (CPA OF SATISH MODI)

WHEREAS the LESSOR is the Estate Manager/Under Writer of the premises situated at 1-20-248, Rasoolpura, Secunderabad - 500 003, admeasuring about 1840 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 the same.

AND WHEREAS the LESSOR has agreed to grant to the LESSEES and the LESSEES have agreed to accept from the LESSOR on lease the above mentioned premises admeasuring about 1840 sq. ft. on the terms and conditions hereinafter appearing:

- 1) The LESSEE shall pay a rent of Rs. 10,580/- (Rupees Ten Thousand Five Hundred and Eighty 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. 63,480/- (Rupees Sixty Three Thousand Four Hundred and Eighty 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 three years, commencing from 1st April, 2002. This agreement of lease between the said LESSOR and the said LESSEE can be terminated with an advance notice of six 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.
- 6) The lease shall be extended for a further period only on mutually agreed terms.
- 7) The LESSEE shall pay water charges of Rs. 125/- per month to the LESSOR.

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 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 color wash etc., at its own cost.
- 5) The LESSEE shall utilize the demised portion as a work shop for the purpose of converting Automobiles into LPG/CNG mode or its office/godown, 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 20% of the then existing rent at the end of every 3 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.
- 9) The LESSEE shall place the demised portion in good and sound condition, in the place and quantity to the LESSOR.
- 10) The LESSEE shall pay the electricity charges pertaining to the Schedule Premises including any additional consumption charges, or other charges that may be levied from time to time by the concerned authorities.


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(GPA OF SATISH MODI)



THE LESSORS HEREBY COVENANTS AS UNDER:-

- 1) The LESSOR agreed 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 pertaining to the leased premises.
- 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.

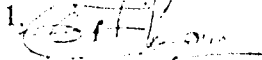
DESCRIPTION OF THE SCHEDULE PREMISES

All that a portion on ground floor admeasuring about 1840 sft. bearing premises No.1-20-248, situated Rasoolpura, Secunderabad - 500 003, bounded on the:-

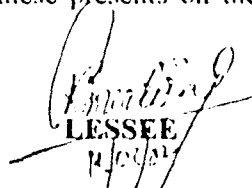
NORTH BY	:	Premises occupied by Killick Nixon
SOUTH BY	:	Property belonging to Mr. P. Durga Prasad
EAST BY	:	Stair Case
WEST BY	:	Road

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

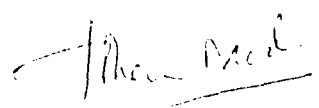
WITNESSES:-

1. 

2. 


LESSEE

LESSOR



SUMAN MODI
(GPA OF SUMAN MODI)