

100Rs.



AP-23-1-C 28399

S.L.NO: 0002599 DATE: 31/01/97 RS: 100

PURCHASER: SOLOMON
S/O KRUPARATNAM
SEC'BAD.

P. Ramakrishna
 కర్నూలు జిల్లా, పర్యవేక్షక
 మరియు ఎక్స్-సిక్యూటివ్ డిప్యూటీ కమిషనర్,
 ఎ. డి. రంగాయ్యమ్మ, 8 బి. వి. రంగాయ్యమ్మ
 ప్రకారం.

FOR WHOM : SATISH MODI
S/O MANILAL C. MODI, SEC'BAD.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 31st day of January, 1997 by and between:-

Shri.K. Praveen Kumar S/o.Shri. K.Prakash Rao aged 35 years residing at 140-B, Sanjeeva Reddy Nagar, Hyderabad hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Shri. Satish Modi S/o.Late Shri.Manilal Modi aged 52 years residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad having his office at 5-4-187/3 & 4, 2nd Floor, M. G. Road, Secunderabad - 500 003 hereinafter referred to as the "LESSOR", which term shall mean and include whenever the context may so require his successors-in-interest; witnesseth as follows:-

Kalva Praveen kumar

Satish modi

The Lessor is the Underwriter of Godown admeasuring approximately 2100 sft of the ground floor bearing Cantonment No. 1-20-248 , situated at Rasoolpura, Secunderabad 500 003. The Lessee has requested the Lessor to grant on lease the above mentioned premises 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 godown of the ground floor admeasuring 2100 sq. ft, on the following terms and conditions.

1. The Lessee shall pay a rent of Rs. 9,000/- (Rupees Nine 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 Lessee shall pay an amount of Rs. 1,08,000/- (Rupees One Lakh Eight 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.
3. The lease shall be for a period of three (3) years, commencing from 1st February 1997. This agreement will be renewed on mutually agreed terms thereof. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of five (5) months.
4. The lease shall commence from 1st February 1997.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The lease amount shall be paid by the Lessee before the fifth day of each calendar month in advance to the Lessor or his authorized agent.
- 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 shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 5) The Lessee shall utilize the demised portion for its office/showroom/Godown and for any other allied business, but shall not use the said portion for residence or any illegal activity.

Kalva Praveen Kumar

Satish Kumar

- 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 8% compounded at the end of every year.
- 8) The Lessee shall permit the Lessor or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER :-

- 1) The Lessor 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 Lessor agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) 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.

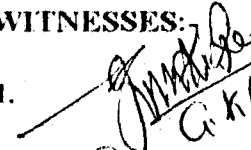
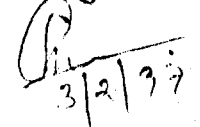
DESCRIPTION OF THE DEMISED PORTION

All that piece of a portion on the ground floor admeasuring approximately 2100 sqft bearing Cantonment No. 1-20-248, situated at Rasoolpura, Secunderabad - 500 003 bounded on the:-

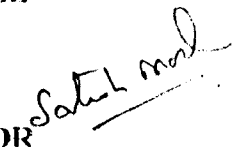
NORTH BY	Road
SOUTH BY	Premises Occupied by M/s.Kerala Transport Company
WEST BY	Road
EAST BY	Premises occupied by M/s.Kirloskar Electric Co Ltd

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

WITNESSES:

1. 
G. K. KAR
2. 
Subbarao
3/2/37


LESSEE


LESSOR