

S. No. 32786 Date 29/11/2003 Rs. 100
Name Sati'sh Modi
S/o. D. Manilal C. Modi
For Whom Self

73619

MR
M. RAMADEVI
STAMP VENDOR
No. 22, D. Jay L. Road, Sec 20
Beside A.P.C. Road, Sec 20
City Council, Sec 20
East Hyderabad, Secunderabad


LEASE AGREEMENT

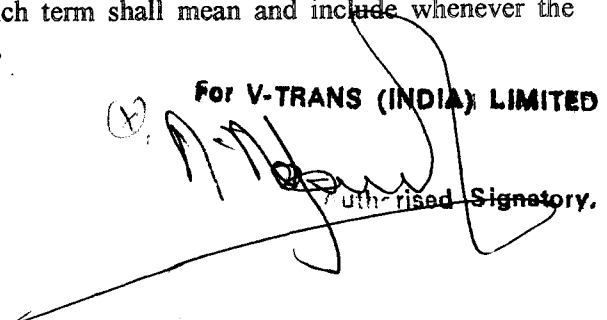
This LEASE AGREEMENT made and executed at Secunderabad, on this the 30th day of November, 2003 by and between: -

Shri. Satish Modi, S/o. Late Shri. Manilal Modi, aged 59 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 34 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, 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. V. Trans (India) Limited (Vijay Transport Company Limited), represented by its General Manager Shri. R. Rajamami, S/o. Shri Rama Swamy, aged 56 years, having its registered office at No. 37/2, K. S. Garden, Lalbagh Road, 4th Cross Road, Bangalore - 560 027, hereinafter referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);


SOHAM MODI
(GPA OF SATISH MODI)


For V-TRANS (INDIA) LIMITED
Authorised Signatory.


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 the same.

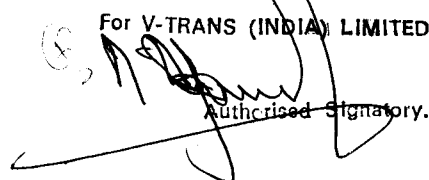
AND WHEREAS the LESSOR has agreed to grant to the LESSEES and the LESSEES have agreed to accept from the LESSOR on lease the above mentioned premises admeasuring about 2200 sq. ft. on the terms and conditions hereinafter appearing:

- 1) The LESSEE shall pay a rent of Rs. 13,000/- (Rupees Thirteen 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. 78,000/- (Rupees Seventy 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 five years, commencing from 1st December, 2003. 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.

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 godown/office for the purpose of running its transport business, 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 5% of the then existing rent 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.
- 9) The LESSEE shall place their signboard / name board only in the places designated by 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.


SOHAM MODI
(GPA OF SATISH MODI)

For V-TRANS (INDIA) LIMITED

Authorized Signatory.

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 2200 sft. bearing premises No.1-20-248, situated Rasoolpura, Secunderabad - 500 003, bounded on the: -

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:-

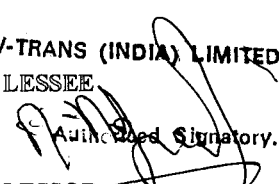
1.


(I. Solomon)


2.


(Laxman)

For V-TRANS (INDIA) LIMITED
LESSEE


Authorized Signatory.

LESSOR


SONAM MODI
(GPA OF SONAM MODI)