



खिडकी नं. ३/४२

क्रमांक

प्रधान मुद्रांक कार्यालय, मुंबई

दिनांक

सर्वश्री श्री भीमवी

यांना न्यायेकर मुद्रांक

चा विकला.

GE APAR Lighting Pvt. Ltd.

13 JUN 1994

मुद्रांक विकला
श्री. स. प. सोनावणेLEASE DEED

THIS DEED OF LEASE made on this 1st day of October 1994 between :

Shri Satish Modi S/o.Late Modi Manilal C.Modi Age about 49 years, resident of 1-10-72/2/3, Begumpet, Hyderabad-500 016, representing as 'Karta' of Shri Satish Modi HUF with Wife and Son Soham & 'Karta' of Shri Satish Modi HUF with Wife and Son Sourabh, hereinafter referred to as the "**LESSORS**" (which term shall mean and include whenever the context may so require its successor-in-interest) of the **FIRST PART**,

AND

GE APAR LIGHTING PRIVATE LIMITED a Company incorporated under the Companies Act 1956, having its Registered office at Dharamsinh Park, National Highway No.8, Nadiad-387001(Gujarat) and branch office at 6-3-788/43, Sri Durga Nagar Colony, Ameerpet, Hyderabad-16, represented by its Director & President Mr.John Parkins hereinafter referred as "**LESSEE**" (which term shall whenever the context so admit, mean and include his successor in office and assign) of the **SECOND PART** witnesseth as follows :-

WHEREAS the "**LESSOR**" discloses that he is the full and absolute owner the First Floor measuring 2700 Sq.ft. of building situated at **Plot No.8 and 9, 1-20-272/B, Rasoolpura, Secunderabad**, more fully described in the schedule hereto and hereinafter referred as "the Premises" and the Lessee relying on this disclosures had not made further investigation.

Satish Modi

WITNESSETH THAT in consideration of rent reserved and of the Lease covenants and conditions to be observed and performed by the Lessor as hereinafter contained the Lessor does hereby grant, convey and transfer by way of lease to the Lessee, aforesaid "the Premises", on the following terms and conditions :

1. The Lessee shall pay a **rent of Rs.8,100/-** (Rupees Eight Thousand One Hundred only) per month inclusive of municipal taxes, water taxes, commercial surcharge and all other taxes if any. However the said rent is exclusive of actual 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.48,600/-** (Rupees Forty Eight Thousand Six Hundred only) as **Security Deposit** which shall be refunded by the Lessors 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 Lessors. The deposit will be paid on the day of occupation.
3. The lease shall be for a period of nine(9) years, commencing from the date of this agreement. This agreement of lease between parties to the agreement if parties so desire, may terminate earlier than the initial period of three years (but not before two years from the date of occupation) by giving three (3) months advance notice in writing and such notice shall be effective only, if it is sent by Registered post to the addresses of the parties given in this agreement. The parties have agreed to execute a fresh Lease Deed for subsequent two renewals of two terms of three years each.
4. **The lease shall commence from October 1, 1994.**

THE LESSEE HEREBY COVENANTS AS UNDER :-

5. The Lessee shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the Lessor.
6. The Lessee shall pay and bear for actual consumption of Water and Electricity apart from the rent, on production of the bill of appropriate authorities by the Lessor. If for any infringement of the rules regarding supply of water/ electricity, the supply is disconnected, it shall be the responsibility of the Lessor to restore the same at his own cost and expenses, provided it is not caused by willful default of the Lessee or its employee.

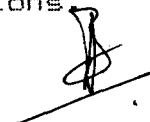
Satish Moh

JHK

7. The Lessee shall keep the said premises in a neat and habitable condition.
8. The Lessee shall carry out all minor repair maintenance at its own cost.
9. The Lessee shall utilize the demised portion for its godown/ office and for any other allied business, but shall not use the demised portion for residence or any illegal activity.
10. The Lessee shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
11. The Lessee shall enhance the rent by 25% at the end of every three (3) years, at the time of renewal of lease arrangement as mentioned in clause (3) hereinabove.
12. Lessee to permit Lessor or their Agent surveyor and workmen with all necessary appliances to enter into the premises at all reasonable times for the purpose of either viewing the condition of the premises or for doing such works or things as may be required necessary for any repair, alterations or improvement of the building containing the premises and the water pipes and drains thereunder.

THE LESSORS HEREBY COVENANTS AS UNDER :-

13. The Lessors agree not to cause any hindrance to the Lessee in the quiet and peaceful possession and enjoyment of the premises provided the Lessee observes all the covenants without default as specified above.
14. The Lessors agree to pay the property tax and other taxes pertaining to the leased floor.
15. The Lessor agrees to white wash/distemper wash/paint and polish the premises after every two years and shall carry out necessary repairs, if required on written request from the Lessee and shall keep the premises in water proof conditions.


Satish Mohan JPL

INWITNESS WHEREOF, the Lessee and the Lessors have signed these presents on the date and at the place mentioned above.

For LESSOR

Satish mad

For LESSEE

for GE Apar Lighting (P) Ltd.

John Parkins

John Parkins
Director & President

Witness :

Witness :

Avinash Bagul

Avinash Bagul
Company Secretary
GE Apar Lighting.

Schedule forming part of the Lease Deed dated 1/10/1994 between Mr.Satish Modi and GE APAR Lighting Private Limited.

DESCRIPTION OF THE DEMISES PREMISES

The area measuring about 2700 Sq.ft. on the First Floor, forming a part of Plot No.8 and 9, 1-20-272/B, Rasoolpura, Secunderabad, Hyderabad consisting of land and super structure, bounded on the :-

North by : Premises occupied by Prakash Parcels Service.
South by : Road
East by : Premises occupied by ITW Signode.
West by : Road

For Lessors

Satish Modi
JPL

For Lessee

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for GE Apar Lighting Private Limited,

[Signature]
(AVINASH BAGUL.)
Company Secretary.