



8704-27-295-14000

Solomon  
Impartiments  
Prakash Parcel Service Pvt. Ltd.

*[Signature]*  
P. RAJESUBBAMMA  
VENDOR  
R.No. 14/1993  
OLD BHOIGUDA,  
SECUNDERABAD-A. P.

LEASE AGREEMENT

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This Indenture of Lease made at Secunderabad this 27th day of March, 1995 between

S.M. Modi (Main) HUF represented by its Estate Managing Firm M/s. Modi Builders, 5-4-187/3 & 4, 2nd Floo, M.G. Road, Secunderabad - 500 003, in the hands of Shri Soham Modi G.P.A. Holder of Shri Satish Modi hereinafter referred to as the LESSOR (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include the partners constituting the said firm of S.M. Modi Huf (Main) their principle heirs, executors, administrators and assigns on the One Part.

AND

<sup>6m</sup> M/s. Prakash Parcel Services Pvt. Ltd., having its Head Office at No. 36, Richmond Road, Bangalore - 560 025, represented by <sup>6m</sup> Mr. G.S. Raju, S/o. Mr. G.N. Raju aged about 42 years hereinafter referred to as the LESSEE (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include their successors and assigns) of the Other Part.

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*[Signature: Soham Modi]*

*[Signature]*

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WHEREAS the LESSOR are authorized to give on lease godown more particularly described in Schedule hereinafter.

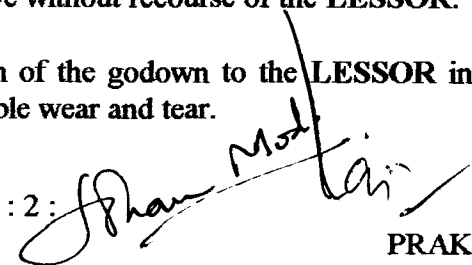
WHEREAS the original "Lease Agreement" has been lost and hence the parties of part one and part two have agreed to enter into a "Lease Agreement" once again.

WHEREAS the LESSEE has approached the LESSOR to take the godown referred to above on lease for period of three years commencing from 10/05/1993 more specifically described in the schedule hereinafter on a monthly rent of Rs. 2,700/- (Rupees Two thousand seven hundred only) and whereas the LESSOR agrees to do so subject to the terms and conditions set out hereunder :

**NOW THIS DEED OF LEASE WITNESSETH :**

1. This lease shall be effective from 10th August, 1993 to 9th August, 1996.
2. The LESSEE shall pay a sum of Rs. 2,700/- (Rupees Two thousand seven hundred only) per month payable in advance on or before 5th of each calendar month. Property tax to be borne by the LESSEE and the tax challan/receipt Xerox copy should be submitted to the LESSOR.
3. The LESSEE paying the rent hereby reserved regularly every month and performing all covenants on its part herein contained the LESSOR hereby grants to the LESSEE of the godown (more fully described in the schedule attached hereto) from 10th August, 1993 and the LESSEE shall peacefully hold and enjoy the demised premises during the said term without any interruption whatsoever by the LESSOR or its agents or any persons lawfully claiming under or in trust for the LESSOR.
4. The LESSEE has paid an amount of Rs. 16,200/- (Rupees Sixteen thousand two hundred only) as interest free deposit.
5. **THE LESSEE FURTHER CONVENANTS WITH THE LESSOR AS FOLLOWS**
  - (a) The LESSEE shall have the right to carry out certain minor repairs to the demised premises which the LESSEE desired for its own convenience such as repairs to water taps, leaking faucets and other electrical installation etc., but shall not make any structural alterations in the premises. The LESSEE shall bear the expenses of such minor repairs as mentioned herein above without recourse of the LESSOR.
  - (b) To surrender the vacant possession of the godown to the LESSOR in good and tenantable condition subject to reasonable wear and tear.

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- (c) To pay consumption charges of electricity as per the meter reading to the electricity authorities respectively.
- (d) To pay municipal taxes (cantonment property tax).
- (e) To permit the LESSORS and their employees and agents at all reasonable times to enter upon the said premises for the purpose of inspection and examination of the state and condition of the said premises.
- (f) The LESSEE shall have an option to terminate the agreement by giving three months notice in writing, after making a payment of the rent due for the notice period in advance.

6. THE LESSOR CONVENANTS WITH THE LESSEE AS FOLLOWS:

- (a) To maintain the godown in good and tenantable conditions and effect necessary periodical and structural repairs as may be required.
- (b) To permit the LESSEE to install and to take away from the godown fixtures and fittings and furniture, belonging to the LESSEE.

7. The LESSOR hereby agrees with the LESSEE that on the expiry of the lease, it will be renewed on mutually agreeable terms, for a further period of three years on a 25% increase in the preceding terms rent.

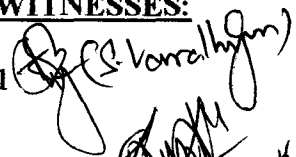
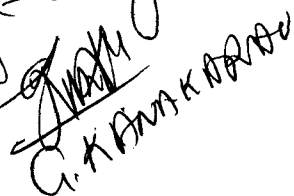
**SCHEDULE**

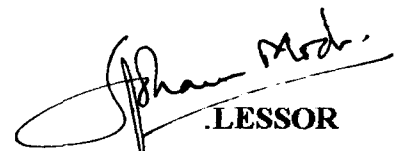
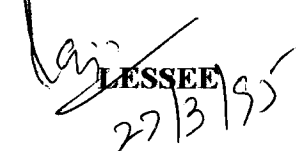
Approximately 1,350 Sq.ft., on first floor situated at plot No. 8 and 9 bearing cantonment No. 1-20-272/C, Rasoolpura, Secunderabad - 500 003.

<b>NORTH BY</b>	Premises No. 1-20-272/F
<b>SOUTH BY</b>	Premises No. 1--20-272/A first floor
<b>EAST BY</b>	Premises occupied by M/s. Co-Optex
<b>WEST BY</b>	Road.

IN WITNESSETH WHEREOF the parties hereto, have set and subscribed their respective hands on this document on this the 27th day of March, 1995.

**WITNESSES:**

1.   
 2. 

  
 LESSOR  
  
 LESSEE  
 27/3/95



S. No. 8207 Date 27.03.1995/10000

Sold To

to Wh

for

Soham

Prakash Parcel Services

Prakash Parcel Services

Service Mr. Mod R

SUBDAMMA  
VENLOR  
No. 14/1993  
OLD BHOIGUDA,  
SECUNDERABAD-A. P.

### LEASE AGREEMENT

This Indenture of Lease made at Secunderabad this the 27th day of March, 1995 between

S.M. Modi HUF represented by its Estate Managing Firm M/s. Modi Builders, 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad 500 003, in the hands of Shri Soham Modi G.P.A. Holder of Shri Satish Modi hereinafter referred to as the LESSOR (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include the partners constituting the said firm of S.M. Modi Huf (Main) their principle heirs, executors, administrators and assigns on the One Part.

AND

M/s. Prakash Parcel Services Pvt. Ltd., having its Head Office at No. 36, Richmond Road, Bangalore - 560 025, represented by Mr. G.S. Raju, S/o. Mr. G.N. Raju, aged about 42 years hereinafter referred to as the LESSEE (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include their successors and assigns) of the Other Part.

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**WHEREAS** the LESSOR are authorized to give on lease godown more particularly described in Schedule hereinafter.

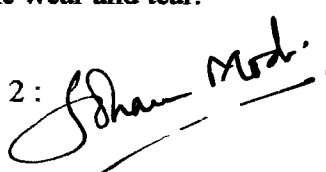
**WHEREAS** the original "Lease Agreement" has been lost and hence the parties of part one and part two have agreed to enter into a "Lease Agreement" once again.

**WHEREAS** the LESSEE has approached the LESSOR to take the godown referred to above on lease for period of three years commencing from 01/05/1993 more specifically described in the schedule hereinafter on a monthly rent of Rs. 13,000/- (Rupees Thirteen thousand only) and whereas the LESSOR agrees to do so subject to the terms and conditions set out hereunder :

**NOW THIS DEED OF LEASE WITNESSETH :**

1. This lease shall be effective from 1st May, 1993 to 30th April, 1996.
2. The LESSEE shall pay a sum of Rs. 13,000/- (Rupees Thirteen thousand only) per month payable in advance on or before 5th of each calendar month. Property tax to be borne by the LESSEE and the tax challan/receipt Xerox copy should be submitted to the LESSOR.
3. The LESSEE paying the rent hereby reserved regularly every month and performing all covenants on its part herein contained the LESSOR hereby grants to the LESSEE of the godown (more fully described in the schedule attached hereto) from 01/05/1993 and the LESSEE shall peacefully hold and enjoy the demised premises during the said term without any interruption whatsoever by the LESSOR or its agents or any persons lawfully claiming under or in trust for the LESSOR.
4. The LESSEE has paid an amount of Rs. 78,000/- (Rupees Seventy Eight thousand only) as interest free deposit.
5. **THE LESSEE FURTHER CONVENANTS WITH THE LESSOR AS FOLLOWS**
  - (a) The LESSEE shall have the right to carry out certain minor repairs to the demised premises which the LESSEE desired for its own convenience such as repairs to water taps, leaking faucets and other electrical installation etc., but shall not make any structural alterations in the premises. The LESSEE shall bear the expenses of such minor repairs as mentioned herein above without recourse of the LESSOR.
  - (b) To surrender the vacant possession of the godown to the LESSOR in good and tenantable condition subject to reasonable wear and tear.

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- (e) To permit the LESSORS and their employees and agents at all reasonable times to enter upon the said premises for the purpose of inspection and examination of the state and condition of the said premises.
- (f) The LESSEE shall have an option to terminate the agreement by giving three months notice in writing, after making a payment of the rent due for the notice period in advance.

6. THE LESSOR CONVENANTS WITH THE LESSEE AS FOLLOWS:

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  - (b) To permit the LESSEE to install and to take away from the godown fixtures and fittings and furniture, belonging to the LESSEE.
7. The LESSOR hereby agrees with the LESSEE that on the expiry of the lease, it will be renewed on mutually agreeable terms, for a further period of three years on a 25% increase in the preceding terms rent.

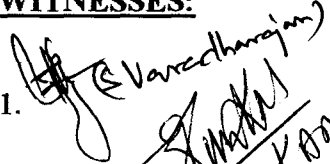

**SCHEDULE**

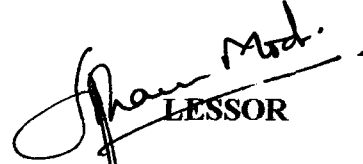
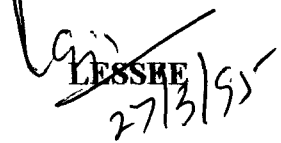
Approximately 3,220 Sq.ft.,(2,400 Sft., shed and 820 Sft., RCC) on ground floor situated at plot No. 8 and 9 bearing cantonment No. 1-20-272/C, Rasoolpura, Secunderabad - 500 003.

NORTH BY	Godown of M/s. Srikanth Steels
SOUTH BY	Premises No. 1--20-272/A
EAST BY	Premises occupied by M/s. I.T.W. Signode Ltd.
WEST BY	Road.

IN WITNESSETH WHEREOF the parties hereto, have set and subscribed their respective hands on this document on this the 27th day of March, 1995.

**WITNESSES:**

1.  (V. Venkateshwarlu)  
 2.  (G. K. Anand)

 LESSOR  
 LESSEE  
 27/3/95