

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 4966 21709  
 Sl. No.....Date.....Rs. 100= See  
 Sold To... Satish modi.....  
 S/o... M.C. modi.....  
 For Wh... Self.....

L.S. (Leela G Chimalgi)  
 837972  
**LEELA G CHIMALGI**  
 STAMP VENDOR  
 Licence No.1/2009  
 5-4-76/A, Cellar Ranigunj,  
 SECUNDERABAD-500 003.

**LEASE AGREEMENT**

This LEASE AGREEMENT made and executed at Secunderabad, on this the 2<sup>nd</sup> day of July, 2009 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 39 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. Trident High Fidelity Automotive**, represented by its Proprietor Mrs. Amarapali Ranka, D/o. Ravatmal Vora, aged 26 years, having its registered office at No. 7-1-50/C1, Pleasant apartments, Shyam Karan Road, Ameerpet, Hyderabad - 500 016, hereinafter referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);


*Soham Modi*  
**SOHAM MODI**  
 (GPA OF SATISH MODI)

Page No of 4  
**TRIDENT HI-FIDELITY AUTOMOTIVE**  
*Amarapali Ranka*  
 Propetor


WHEREAS the **LESSOR** is the Estate Manager/Under Writer of the premises situated at 1-20-248, Rasoolpura, Secunderabad - 500 003, admeasuring about 1,831 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 1,831 sft. on the terms and conditions hereinafter appearing:

- 1) The **LESSEE** shall pay a rent of **Rs. 14,650/-** (Rupees Fourteen Thousand Six Hundred and fifty 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. 87,900/-** (Rupees Eighty Seven Thousand and Nine Hundred 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 5 years, commencing from 1<sup>st</sup> July, 2009. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated with an advance notice of three 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.

  
**SOHAM MODI**  
(GPA OF SATISH MODI)

TRIDENT INFIDELITY AUTOMOTIVE

  
Propetor

**THE LESSEE HERE BY COVENANTS AS UNDER: -**

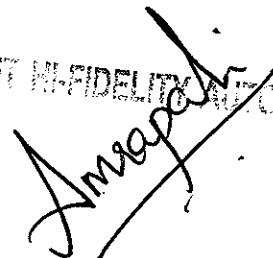
- 1) The **LESSEE** shall pay the rent regularly for each month on or before the 10<sup>th</sup> day of the succeeding month to the **LESSOR**.
- 2) The **LESSEE** shall pay and bear the Electricity consumption charges apart from the rent.
- 3) The **LESSEE** shall keep the demised portion in a neat 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 manufacturing 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 6% 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.

**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.

  
**SOHAM MODI**  
(GPA OF SATISH MODI)

TRIDENT INFIDELITY AUTOMOTIVE



**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: -

*[Handwritten signature]*

2. *[Handwritten signature]*  
C.A.S Reddy

*[Faint stamp: PRUDENT LESSEE AUTOMOTIVE]*

*[Handwritten signature]*  
LESSOR Propetor  
*[Handwritten signature]*  
**SHAM MODI**  
(GPA OF SATISH MODI)