

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 199394

SL.No 13868 Date 07/02/2004 No. 1001

Name of Purchaser ... A. Jay. S. Mehta

S/O. To ... C. C. Mehta

OR. HOM ... S. S. P.

A. RACHUNATH  
S.V.L. No: 15/88, R. No: 60/2002  
Shed No: 2-12-35. Marredpally  
SECUNDERABAD.

**LEASE AGREEMENT**

This **LEASE AGREEMENT** is made and executed at Secunderabad on this 07<sup>th</sup> day of February 2004 by and between:

M. C. Modi Educational Trust having its office at 5-4-187/3&4, 3<sup>rd</sup> Floor, Soham Mansion, M.G.Road, Secunderabad-500003, represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the **LESSOR** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the **ONE PART**.

**AND**

Shri. Ajay C. Mehta S/o. Shri. C. C. Mehta aged 46 years, Occupation:Chartered Accountant, residing at Flat No.203, Chandradhir Apartments, Plot No.8, Avanthi Co-op Society, Balamarai, Secunderabad hereinafter referred to as the **LESSEE** (which term and expression wherever the context so admits shall mean and include his legal, representatives, successors, administrators, executors and assigns) of the **OTHER PART**.

For M. C. Modi Educational Trust  
For M. C. Modi Educational Trust

*[Handwritten signature]*  
Trustee

*[Handwritten signature]*

**WHEREAS**

1. The **LESSOR** is the absolute owner of the property admeasuring 400 Sq. ft of office space on the second floor of the building known as Soham Mansion, bearing premises no.5-4-187/3&4, situated at M.G. Road, Secunderabad and which is more particularly described at the foot of this document. [**Hereinafter referred to as Scheduled Premises**].
2. The LESSOR has granted lease of the Scheduled Premises to the LESSEE under an Lease Agreement dated:05.04.1999 w.e.f. 01.04.1999 for a period of three years.
3. The above referred Lease Agreement has expired on 31.03.2002 but the LESSEE continued to be a LESSOR and has been paying the rents regularly enhanced by 8% at the end of every year. The monthly rent w.e.f 01.04.2003 in accordance with Clause (9) of earlier Lease Agreement dated:05.04.1999 is Rs.3,265/- and rents upto 31.12.2003 has been paid fully.
4. The LESSEE is desirous of continuing to be a LESSEE of Scheduled Premises and has requested the LESSOR to grant on Lease the same.
5. The LESSOR agreed to give on lease the Scheduled Premises on the terms and conditions contained herein and agreed upon by both the parties.
6. The parties hereto are desirous of reducing into writing the terms and conditions of lease agreed upon.

**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:**

**KNOW ALL MEN BY THESE PRESENTS THAT** in pursuance of the rent hereby reserved and the covenants agreed and specified hereunder, the **LESSOR** doth hereby grant and the **LESSEE** doth hereby take on lease a portion on the second floor of the building known as Soham Mansion, admeasuring 400 Sq. ft, which is more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a single bullet amount of Rs. 1,90,000/- (Rupees One Lakhs Ninety Thousand only) to the LESSOR which shall be non-refundable under any circumstances. This amount shall bear no interest.
2. The LESSEE by virtue of the payment of single bullet amount as stated above, shall pay to the LESSOR a reduced monthly rent of Rs.100/-(Rupees One Hundred Only).
3. The Lease shall be for a period of five years, commencing from 1<sup>st</sup> January 2004.
4. The LESSEE in pursuance of this agreement has paid an amount of Rs.1,90,000/- (Rupees One Lakhs Ninety Thousand Only) by way of Cheque No.211495 dated:06.02.2004 drawn on Dena Bank as required in Clause (1) above and the LESSOR hereby admits and acknowledges the receipt of the same.
5. The LESSOR shall not terminate this Lease Agreement before the expiry of a period of five years i.e., upto 31/12/2008 as provided in Clause (3) above.

**THE LESSEE HEREBY COVENANTS AS UNDER:**

1. The **LESSEE** shall pay the rent regularly for each month on or before the 7<sup>th</sup> day of the every month in advance to the **LESSOR**.
2. The **LESSEE** agrees to pay his proportionate share of maintenance charges to the **LESSOR** or to any other body/association as directed by the **LESSOR** every month.
3. The Lessee shall pay electricity charges to the **APSEB** as per meter reading.

For M. C. Modi Educational Trust

Trustee

4. The **LESSEE** shall keep the Scheduled Premises in a neat and a habitable condition.
5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of color wash etc., at his own cost.
6. The **LESSEE** shall utilize the Scheduled Premises for his office and shall not use the same for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the Scheduled Premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone without prior written consent of the LESSOR.
9. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it to inspect the Scheduled Premises at all reasonable hours of the day.
10. The **LESSEE** agrees to bear the cost of enhancement, if any, over and above existing power supply.
11. The **LESSEE** agrees to pay any additional consumption deposit or any other charges, that may be levied by the **APSEB** or any other Government body. However, the **LESSOR** will refund any deposit paid by the **LESSEE** to **APSEB** to the **LESSEE** at the time of the **LESSEE** vacating and satisfactorily handing over the premises.
12. The **LESSEE** agrees to place his sign board only on the place specified by the **LESSOR**.

**THE LESSOR HEREBY COVENANTS AS UNDER:**

1. The **LESSOR** agree not to cause any hindrance to the **LESSEE** in the enjoyment of the Scheduled Premises provided the **LESSEE** observes all the covenants without default as specified above.
2. The **LESSOR** agrees to pay the property tax and other taxes pertaining to the Scheduled Premises.
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 Scheduled Premises floor on the expiry of the lease or on termination of the lease.

**DESCRIPTION OF THE SCHEDULED PREMISES**

All that portion on second floor admeasuring 400 Sq. ft, of super built up area of the building known as Soham Mansion, bearing premises no.5-4-187/3&4, situated at M.G.Road, Secunderabad, bounded on the:

**NORTH BY :** Vacant Portion Approx. 500 Sq. ft.



**SOUTH BY :** Premises occupied by M/s. Patny Control Pvt Ltd

**EAST BY :** Staircase & Premises occupied by M/s. Fyrfo & Co

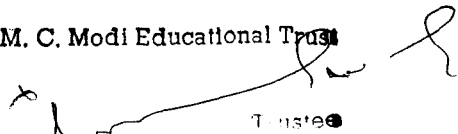
**WEST BY :** Open land belonging to Gurdev Siddha Peeth.

**IN WITNESS WHEREOF** the **LESSEE** and the **LESSOR** have signed these present on the date and at the place mentioned above.

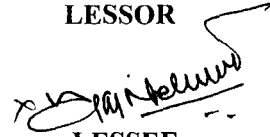
**WITNESSES:**

1. 
2. 

**For M. C. Modi Educational Trust**

  
Trustee

**LESSOR**

  
**LESSEE**