



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 571818

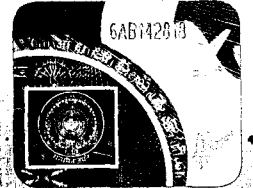
Date : 15-02-2006 Serial No : 5,418 Denomination : 100

Purchased By :

S.SHASHI KANTH
S/O LATE S.SRINIVASA CHARRY
SEC-BAD

Signature

Sub Registrar
Ex. Office, Stamp Vendor
S.S.O., Civil Office, Hyd



For Whom :

SYED MEHDI & RAZEA BANO
SEC-BAD

LEASE AGREEMENT

THIS INDENTURE made this 18th day of February 2006 at Secunderabad between:

A
1845
CS
1567

1. MR. SYED MEHDI, SON OF MR. SYED MOHAMMED, aged about 47 years.
2. MRS. RAZIA BANO, WIFE OF MR. SYED MEHDI, aged about 37 years,
Presently both residing at P. O. Box No. 41002, Jeddah – 21521, Saudi Arabia and Permanent residents of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
hereinafter for brevity called "THE LESSORS" which term or expression unless excluded by or repugnant to the subject, context or meaning thereof shall be deemed to mean and include his / her heirs, executors, administrators and legal representatives and assigns or assigns of the ONE PART.

AND

M/S. NATIONAL INSURANCE COMPANY LIMITED, a company incorporated under the Indian Companies Act, 1956 having its Registered and Head Office at 3 Middleton Street in the town of Calcutta now called Kolkota – 700 071 and carrying on business inter-alia in the town / city of Hyderabad in the State of Andhra Pradesh, hereinafter called "THE LESSEE" (which term or expression unless excluded by or repugnant to the subject, context, or meaning thereof shall be deemed to mean and include its successor or successors) of the OTHER PART.

Signature

Signature

కూత నేషనల్ ఇన్సూరన్స్ కంపనీ లిమిటెడ్
for National Insurance Co. Ltd.,

Senior Divisional Manager
కూత నేషనల్ ఇన్సూరన్స్ కంపనీ లిమిటెడ్

Signature
for National Insurance Co. Ltd.

WHEREAS the Lessee advertised in the News Papers inviting offers for letting out office space not less than 1500 sft. in office area in the city/town of Hyderabad in the Sate of Andhra Pradesh.

AND WHEREAS in response to such advertisement the LESSORS offered to let out office space of 1500 sft. (1244 carpet area) on the second floor of the building known as Soham Mansion in the city/town Secunderabad in the Stâte of Andhra Pradesh (more fully described in the Schedule hereunder written).

AND WHEREAS the LESSORS is seized and possessed of and is otherwise well and sufficiently entitled to the said office space on the second floor in the said building at the said premises No. 5-4-187/3 & 4/6 in the city/town of Hyderabad in the Sate of Andhra Pradesh, having a area of about 1500 sft. (1244 carpet area)

AND WHEREAS the LESSORS has agreed to grant and the Lessee has agreed to take the said Office space (hereinafter for brevity referred to as the "demised premises") for a period of ten years commencing from the 16th day of February 2006 at the rent of Rs. 14,500/- per month for the first five years, that is to say, for the period 16th day of February 2006 to 17th February 2011 and at the rate increased by 25% of the said rent per month for the second five years, that is to say, for the period 16th day February 2011 to 17th day of February 2016.

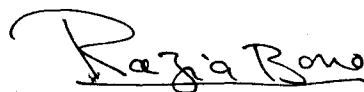
NOW THIS INDENTURE WITNESSETH that in consideration of the said rent hereby reserved and of the covenants, terms and conditions herein contain and on the part of the Lessee to be paid observed and performed the LESSORS doth hereby demise unto the Lessee firstly **ALL THAT** the Office space containing a built-up area of 1500 sft. (1244 carpet area) on the second floor of the building known as Soham Mansion in the town/city Secunderabad in the State of Andhra Pradesh being Premises No. 5-4-187/3&4 /6 together with all rights / easements and appurtenances whatsoever belonging to or appertaining to the demised premises and TO HOLD THE demised premises for the terms of ten (10) years commencing from 16th February 2006 and ending on the 17th February 2016 with option for renewal or renewals on the part of the Lessee.


YIELDING AND PAYING THEREFOR, UNTO THE LESSORS during the said term a consolidated rent of Rs. 14,500/- per month for the first five years that to say, for the period 16th day of February 2006 to 17th February 2011 and at the rate of Rs. 18,125/- per month for the second five years, that is to say, for the period 16th day of February 2011 to 17th February 2016 inclusive of all Municipal rates and taxes and all other outgoings whatsoever in respect of the demised premises payable on or before the 10th day of each month accordingly to English Calendar for the month immediately proceeding.

AND THE LESSEE DOTH HEREBY COVENANT WITH THE LESSORS AS FOLLOWS:

- a. To pay the rent payable as hereby reserved in the manner herein provided.

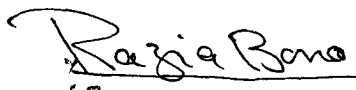

CH

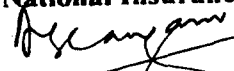

SE

कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.,

वरिष्ठ मंडल प्रबंधक
Senior Divisional Manager

- b. To use the said demised premises for any of its business purposes to locate any of its Offices, Store Room Training Centre and such other centres as may be deemed fit including staff canteen and Security Guard's quarter, if required. The Lessee shall have free right for ingress and egress of its employees, customers, agents and persons interested in inter-acting with the Lessee. The Lessee shall have the right and liberty to sub-let the whole or any part of the demised premises after giving due intimation to the LESSORS but without any consent or approval from the LESSORS in writing or otherwise.
- c. The Lessee its officers servants agents visitors and customers shall be entitled to unfettered right to use in common with the LESSORS and / or other tenants and occupiers of the building the main entrance, staircase, common lifts, landings and other common passages and areas for the purpose of ingress to and egress from the demised premises and all other amenities and conveniences appertaining to the demised premises and that the LESSORS shall supply filtered water at the demises premises throughout day and night and shall keep and maintain the appurtenances and appliances of and supply connection in good order for adequate supply of water for drinking, flushing, bathing and other purposes by installation of overhead tanks.
- d. The Lessee shall be entitled during the continuance of the Lease to use and occupy and free of any extra or additional rent or charges sufficient common parking space or accommodation for 2 Nos. Parking cars and 10 Nos. two wheelers within the compound or area of the buildings in the said Premises No. 5-4-187/3 & 4/6.
- e. The Lessee shall comply with any carry out all requisitions of the Municipal Authorities, the Government and / or any other statutory or authorised body in respect of its business to be carried on at the demised premises. The Lessee shall not cause to be done, permit or suffer upon the demised premises or any portion thereof any thing which may be nuisance or cause damage to the LESSORS or the occupiers of the building or neighbouring houses.
- f. The Lessee shall not cause or all or permit to be caused any injury or damage to the demised premises or any part or portion thereof. If however, any damage or injury is caused to the demised premises by or through any willful act or negligence of the Lessee or its servants or agents, the Lessee shall forthwith make good the same at its own cost and expenses. The Lessee shall not be caused to the demises premises by civil commotion, enemy actions, earthquake, violence of army or mob, fire (not caused through the negligence of the Lessee, its servants or agents) or any act of God or which is beyond the control of the Lessee.
- g. To permit the LESSORS, its workmen, agents, engineers and contractors at all reasonable times in the day time during the said terms on giving sufficient prior notice therefore to enter upon to view and examine the state and condition of the demises premises or any part thereof or for attending or doing any necessary work at the demised premises or any part thereof.


SH


SB

कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.,

वरिष्ठ मंडल प्रबंधक
Senior Divisional Manager

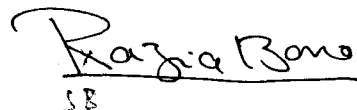
- h. The Lessee shall be at liberty to make any additions or alterations to the demised premises or any part thereof as may be necessary for suitable accommodation and layout of the Office without causing any structural addition / alteration or damage to the demised premises. Such additions or alterations will be done by the Lessee at its own costs provided that at the time of vacating the demises premises the Lessee shall remove all fixtures and fittings and all articles belonging to the Lessee embodied in the attached to the earth and the LESSORS shall have no claim thereto in any manner whatsoever.
- i. The Lessee shall have liberty to fix tube lights and / or other lights and fans or any other electrical and other apparatus and / or fittings for domestic and business purpose.
- j. After the expiration of the terms of the Lease or sooner determination thereof the Lessee shall deliver up vacant and peaceful possession of the demised premises unto the Lessor in same conditions as it was when let out (normal wear and tear excepted).
- k. The Lessee shall have full right and power to affix to the demised premises or outer walls Neon-sign plate etc. and affix, display and otherwise exhibit thereon or permit or suffer to be affixed, displayed or exhibited any Neon-sign, sign plate etc. and upon the expiry of or sooner determination or otherwise shall be at liberty to remove all the materials whatsoever and howsoever affixed displayed or exhibited by it and then subsisting and the same shall remain its own absolute property.

THE LESSORS DOTH HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

- a. That the LESSORS has full power and absolute right to grant this Lease for the period hereinbefore mentioned and for the renewed period or periods of the Lease.
- b. That the Lessee duly paying the said monthly rent hereby reserved and observing and performing all the covenants, terms, conditions and stipulations on its part to be observed and performed, shall hold possess and enjoy the demised premises during the said terms hereby created without eviction, interruption, disturbance, hindrance or claim by or on behalf of the LESSORS or any person or persons lawfully claiming through or under him/her/it.
- c. The LESSORS shall pay both the Owner's as well as occupier's share of the existing municipal rates and taxes and assessment payable in respect of the demised premises and any enhancement thereof and also the land revenue, if any for the said premises.
- d. The LESSORS shall at its ^{own} costs keep the demised premises wind and water-tight and shall carry out all structural or other necessary repairs as and when required and shall keep the demised premises in good repairs and habitable condition. The LESSORS shall also white wash the demised premises every alternate year and painting of doors and windows every three years. The LESSORS shall also be liable for the maintenance repairs services and cleaning as also the proper lighting of the common passages, path, staircases attached to be demised premises.




SM

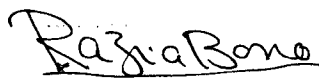

SB

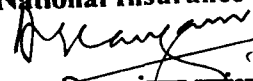
कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.,


वरिष्ठ मंडल प्रबंधक
Senior Divisional Manager

- e. The LESSORS shall not let out or give Leave and Licence or allow any other person to use or carry on any unusual or harmful occupation or business in or upon any part of the demised premises which may cause annoyance to and/or otherwise likely to prejudice the business of the Lessee at the demised premises.
- f. The LESSORS shall bear all Municipal and Government rates and taxes in respect of the demised premises. If the Lessee is ever called upon to pay any taxes or rates by any authorities owing to default on the part of the LESSORS or for any other reason whatsoever the Lessee shall be at liberty to pay such rates and taxes and to recover the same by deduction and/or adjustment from the monthly rental payable by the Lessee to the LESSORS in terms hereof and until such recovery the LESSORS shall pay interest at 13% per annum from the date of such payment by the Lessee subject however to the condition that non-payment of rent and/or any adjustment aforesaid shall not be treated as a default on the part of the Lessee so as to create a ground for eviction or otherwise which the LESSORS doth hereby waive as agreed upon.
- g. The staircase leading to the demised premises together with paths yards and entrances from the main road leading to the demised premises shall be kept by the LESSORS unobstructed and for the use of the Lessee its staff and clients during the period of office working. The LESSORS should arrange proper flow of light and electricity in all the common areas including the stair-cases for the use of the Lessee, its staff and clients.
- h. The Lessee shall be entitled to fix at his own costs counter and being furniture, steel safes and cabinets.
- i. If the LESSORS fails or neglects to carry out the necessary repairs and perform any of their obligations in terms of this Lease and Lessee shall be at liberty to do the same on behalf of the LESSORS on LESSORS's account and such costs which may be necessary to be incurred will be paid by the LESSORS to the Lessee on demand failing which the Lessee may recover the same with interest thereon at the rate of interest payable under the Interest Act.
- j. The LESSORS shall provide and maintain sanitary latrines urinals, lavatory with water tap, wash basins and flushing and other necessary modern appliances in the demised premises.
- k. The LESSORS should make necessary arrangements to provide supply of 5 KW electricity in the demised premises so as to enable the Lessee to use their computers to be installed by the Lessee in the demised premises.
- l. Any notice that may be required to be served upon the parties hereto will be deemed to have been properly and effectively served on the parties if sent by registered post to the address of the party concerned mentioned herein or to the last known address of the same.

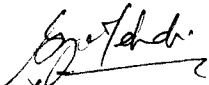

S H

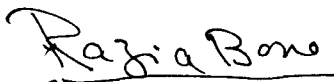

S B

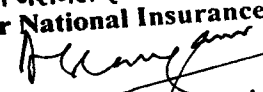
कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.,

वरिष्ठ मंडल प्रबंधक
Senior Divisional Manager

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

- a. If the monthly rent hereby reserved or any part thereof shall remain unpaid for a period of six months without any cogent reason or the Lessee commits breach of any of the covenants terms or conditions on its part to be observed and performed it shall be lawful (but not compulsory) for the LESSORS to determine the Lease and to re-enter the demised premises or any part thereof in the name of the whole and to take possession thereof.
- b. In case of acquisition of the demised premises or any portion thereof by the Government or any other public body under the Land Acquisition Act or any other Acts, ordinance or Rule for the time being in force at any time during the subsistence of the Lease the LESSORS shall be entitled to such compensation money as may be awarded to the LESSORS for such acquisition and the Lessee shall be entitled to such compensation as may be awarded to it for its Lease hold interest in accordance with the provisions of law and subject to this and lease shall determine and stand cancelled **PROVIDED HOWEVER** that in case only a portion of such demised premises is acquired the Lessee shall have the option to surrender the lease for the unexpired period of the lease for the remaining portion of the demised premises after giving reasonable notice in writing to the LESSORS and upon expiry of one month thereafter the lease shall stand determined. If the lessee wants to occupy the portion of the demised premises not acquired then and in such case the Lessee shall be liable to pay proportionate rent.
- c. In the event of the demised premised being wholly or partially destroyed by civil commotion, enemy action, earthquake, violence of mob and fire (not caused through the negligence of the Lessee or its servants or agents or the act of its servants in the course of employment) at any time during the subsistence of this Lease, then the Lease shall at the option of the Lessee, the LESSORS shall take all steps, to reinstate repair and the Lessee shall be entitled to the whole or proportionate abatement of the monthly rent, as the case may be till the demised premises or part thereof reinstated repaired and made fit for occupation of the Lessee; stand determined or if so call by the Lessee.
- d. In case the parties agree for renewal of the Lease of the demised premised for a further period of nine/ten/fifteen years then and in such case the LESSORS shall grant to the Lessee a renewal of the Lease of the demised premised for a further period on nine/ten/fifteen years on the same a covenants, terms and conditions as herein contained expect that the monthly rent which shall be decided at the rate mutually agreed upon.
- e. The Lease shall be executed in duplicate the Lessee shall pay 50% of the Stamp duty on the original and duplicate Lease. The original Lease shall be registered, 50% of the cost of which shall be paid by the lessee and 50% by the LESSORS. The registered original Lease shall remain I possession of Lessee and the signed duplicate copy thereof shall be kept by the LESSORS. Each party hereto shall pay bear its own Lawyer's charges.


5/1


SB

कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.,

वरिष्ठ मंडल प्रबंधक
Senior Divisional Manager

SCHEDULE OF THE DEMISED PREMISES

All that office space having built-up area of 1500 sft. (1244 carpet area), on the second floor in the building known as Scham Mansion, bearing various Municipal Nos. 5-4-187/3 & 4/6, situated at M. G. Road, Secunderabad and bounded as given below:

East By : M. G. Road
West By : Premises Occupied by M/s. Luharuka Associates
North By : Open to sky & 20' wide passage
South By : Lobby & Staircase

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first above written.

SIGNED SEALED AND DELIVERED BY

Syed Mehdi
*

1) MR. SYED MEHDI

Razia Bano
*

2) MRS. RAZIA BANO

the said Lessors in the presence of:

SIGNED SEALED AND DELIVERED BY

कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.

[Signature]
वरिष्ठ मंडल प्रबंधक
Senior Divisional Manager

M/s. National Insurance Company Limited,

of the Lessee in the presence of:

1. *[Signature]*

2. *[Signature]*
(R. P. Reddy)

REGISTRATION PLAN SHOWING PREMISES BEARING M.C.H. NO. 5-4-187/3 & 4/6 ON THE SECOND FLOOR

OF SOHAM MANSION, SITUATED AT M. G. ROAD, SECUNDERABAD – 500 003.

LESSORS: 1. MR. SYED MEHDI, SON OF MR. SYED MOHAMMED

2. MRS. RAZIA BANO, WIFE OF MR. SYED MEHDI,

LESSEE: M/S. NATIONAL INSURANCE COMPANY LIMITED

REFERENCE:
BUILT-UP AREA: 1500

SCALE:
SQ. FT. OR

INCL:
SQ. MTRS.

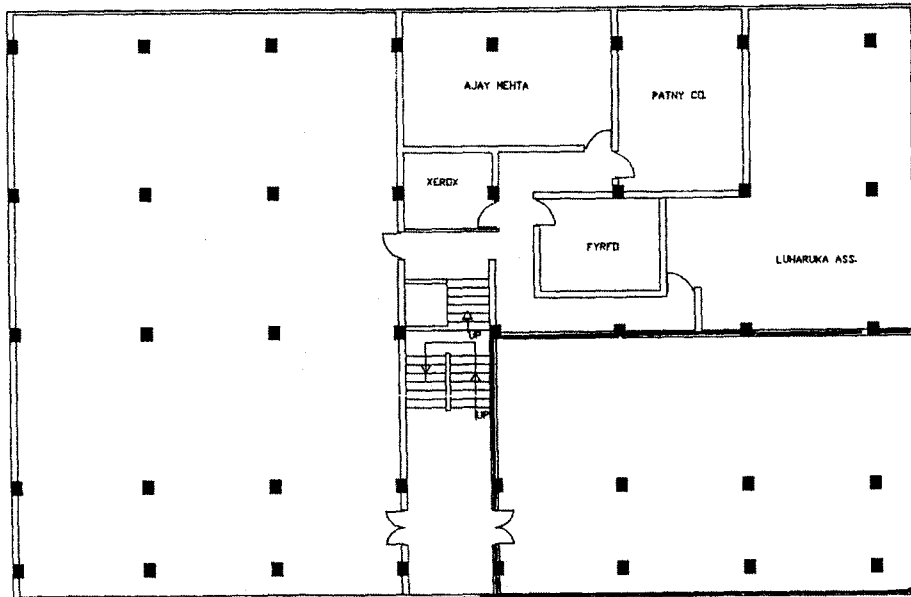


EXCL:



Built-up area = 1500 sft.

Carpet area = 1244 sft.



M. G. Road

x
SM *Syed Mehdi*

x
SB *Razia Bano*

SIG. OF THE LESSOR

कृत नेशनल इन्श्योरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.

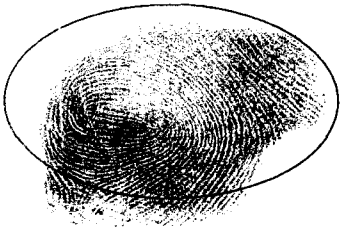

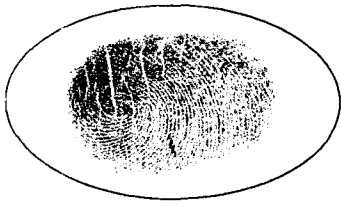


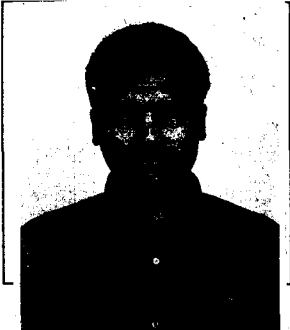
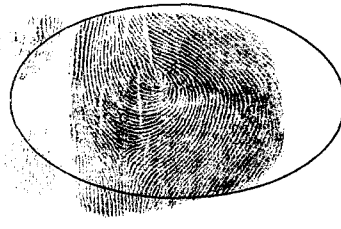
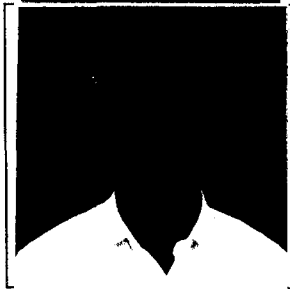
[Signature]
SIG. OF THE LESSEE
चौरेट मस्त प्रबन्धक
Senior Divisional Manager

WITNESSES:


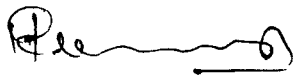
1. *[Signature]*

2. *[Signature]*

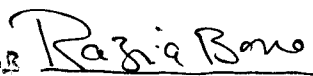
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

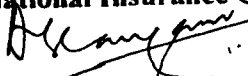
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>LESSORS:</p> <p>1. MR. SYED MEHDI S/O. MR. SYED MOHAMMED PRESENTLY RESIDING AT P. O. BOX NO. 41002, JEDDAH – 21521 SAUDI ARABIA AND PERMANENT R/O. 1-5-16/2/1 MUSHEERABAD, HYDERABAD – 500 020.</p>
			<p>2. MRS. RAZIA BANO W/O. MR. SYED MEHDI, PRESENTLY RESIDING AT P. O. BOX NO. 41002, JEDDAH – 21521 SAUDI ARABIA AND PERMANENT R/O. 1-5-16/2/1 MUSHEERABAD, HYDERABAD – 500 020.</p>
			<p>SPA FOR PRESENTING DOCUMENTS:</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD - 500 034.</p>
			<p>LESSEE:</p> <p>M/S. NATIONAL INSURANCE COMPANY LTD., HAVING ITS REGISTERED AND HEAD OFFICE AT 3 MIDDLETON STREET IN THE TOWN OF CALCUTTA NOW CALLED KOLKOTA – 700 071., Rep. By Sr. Div. Manager Dr. D. Bhargava.</p>

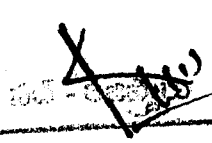
SIGNATURE OF WITNESSES:

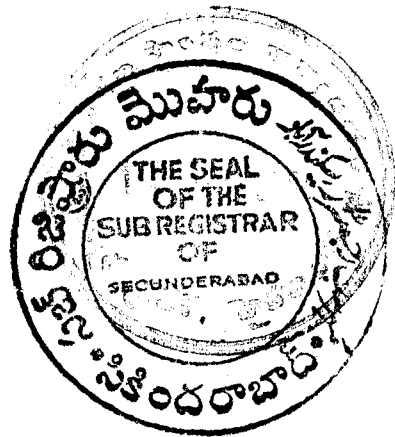
1. 
2. 

x
SM 

x
SR 
SIGNATURE OF EXECUTANTS
कृत नेशनल इन्शोरन्स कंपनी लिमिटेड
for National Insurance Co. Ltd.,


SIGNATURE OF LESSEE
Senior Divisional Manager

దస్తావేజు సంఖ్య 1588/06
 ప ర్వుతము I 1928 సా. శ. సం||
 దస్తావేజుల సంఖ్య 9
 ఈ తాకితము 1




2006 సంవత్సరము 23 నెల 26 తేది 1928 సా.శ.
 దస్తావేజు సంఖ్య 4 తేది పేజీలు 2 మరియు 3
 గౌరవ ముఖ్య సెక్రటరీ నామో-బి.కె.సి.సి. నామోలయములో
 శ్రీ Soham modi రాష్ట్రపతీ చట్టము. 1986 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వెబ్ సైటులో సహా దాఖలు చేసి రుసుము రూ. 980/-
 చెల్లించినారు.

ప్రాసెసింగ్ చేయబడినట్లు ఒప్పుకున్నది
 అధికారి బొటన వేలు

(Rep. by SPA for Presenting Documents)



అధికారి బొటన వేలు

NAME: Soham modi S/O Soham modi
 OCCN: Business R/O S-4-187/3 & 4
2nd floor, M.G. Road
Sec'abad



NAME: Dr. D. Bhargava S/O Late Victor
 OCCN: SDM, NIC R/O S-4-187/3 & 4, M.G.
Road, Sec'abad

నిరూపించినది

NAME: K. Mamtha Reddy S/O K.V. Reddy
 OCCN: B.M., NIC R/O S-4-187/3 & 4, M.G.
Road, Sec'abad

NAME: P. Prabhakar Reddy S/O P. P. Reddy
 OCCN: Service R/O 2-3-64/0/24

@ M. L. Pet, 1st fl
 (C) S-4-187/3 & 4, M.G. Road, Sec'ad

దస్తావేజులను సమర్పించినట్లు ఒప్పుకున్నది
 అధికారి బొటన వేలు

2006 వ సం|| 23 నెల 9 తేది

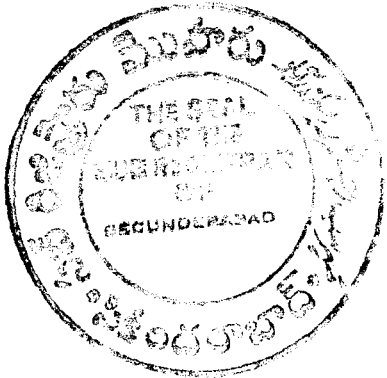
దస్తావేజు సంఖ్య 1588/06

వ పుస్తకము I 1923 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 9

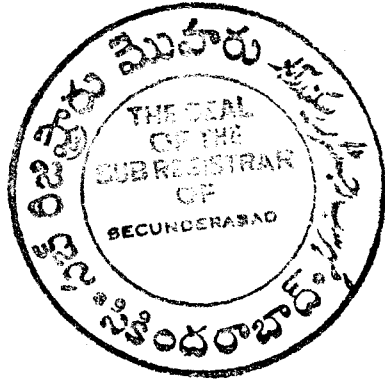
ఈ కాగితము నడున సంఖ్య 3

సబ్ ~~...~~



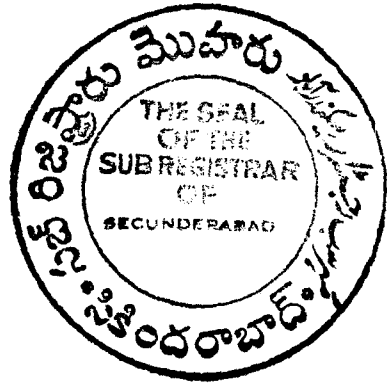
దస్తావేజు సంఖ్య 1588/06
 వ. స్థ. సంఖ్య I . 1928 తా. శ. సం॥
 దస్తావేజుల పేర్లకు అనుబంధ సంఖ్య 9
 ఈ కారితము దరఖాస్తు సంఖ్య 4

~~_____~~

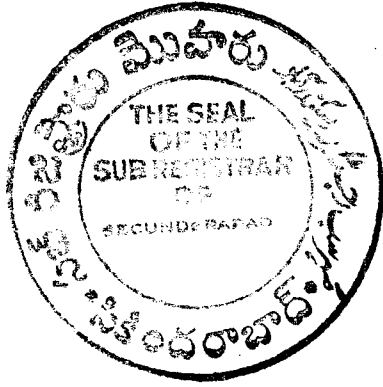


క సంఖ్య	1588/06
సంఖ్య	I
1928 తా. శ. సం॥	
అదనపు పంపు సంఖ్య	9
అదనపు పంపు సంఖ్య	5

~~4~~



దస్తావేజు సంఖ్య 1588/06
 ది. స్థాపనము I 1928 శా. శ. సం॥
 దస్తావేజుల మొత్తం అంక సంఖ్య 9
 ఈ ఆగిపోయిన వసూల సంఖ్య 6
 సబ్ రిజిస్ట్రార్



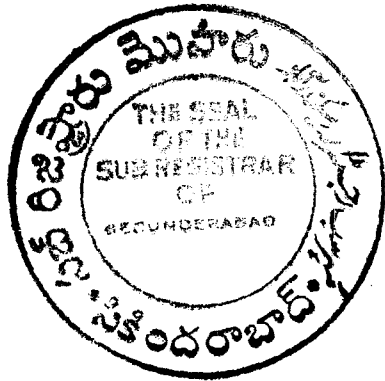
1588/06

వ స్త్రోతము I 1928 శా. శ. సం॥

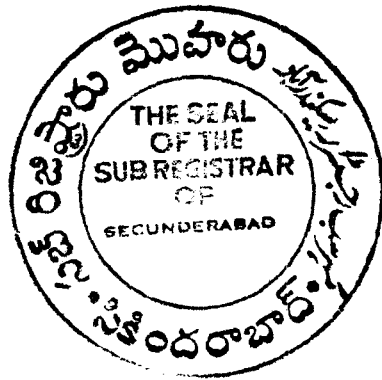
పన్నెండవ మొదటి పేజీ సంఖ్య 9

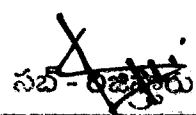
ఈ తాకితము ఏ పేజీ సంఖ్య 7

~~సబ్ రిజిస్ట్రార్~~



దస్తవేదిక నంబర్	1588/06
దస్తవేదిక తరగతి	I
1920 ఆంధ్ర ప్రదేశ్ చట్టం	1920 ఆంధ్ర ప్రదేశ్ చట్టం
దస్తవేదికలోని పేజీల సంఖ్య	9
దస్తవేదికలోని పేజీల సంఖ్య	8
దస్తవేదికలోని పేజీల సంఖ్య	



దస్తావేజు సంఖ్య	1588/06
దస్తావేజు	I
1928 జా. శ. సం॥	
దస్తావేజుల మొత్తం సంఖ్య	9
ఈ ప్రతిపాదనల సంఖ్య	9
 సబ్-రెజిస్ట్రారు	

