

100Rs.



S. No. 2219 31/7/2000 00220  
 Sold to MS Samta Shekhawat 100=00 A.P. 23 1 M  
 For Whom MR. V. S. Shekhawat  
 Seal Hydr.

L. Chaling  
 - LEELA G. CHIMALGI  
 STAMP VENDOR  
 L. No. 13/97 R. No 12/2000  
 5 4-76/A. Cellar,  
 Opp: TVS Show Room,  
 Ranigunj, SEC'BAD-3.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 1<sup>st</sup> day of August, 2000 by and between:

Ms. Samta Shekhawat daughter of Mr. V S Shekhawat, aged about 32 years, resident of 6-1-1063/B/3, Lakdi-ka-pool Hyderabad 500 004, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

Mrs. Gita Desai w/o. Mr. Mahesh Desai, aged about 55 years, residing at 1-11-222/3/1, Gurumurthy Lane, Begeumpet, Hyderabad - 500 016 hereinafter referred to as the "LESSOR", (which term shall mean and include whenever the context may so require its successors-in-interest);

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WHEREAS the LESSOR is the absolute owner of the office space, situated on the Lower Ground Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 615 sft. The LESSEE has requested the LESSOR to grant on lease the above said showroom space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the showroom space, situated on the Lower Ground Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 615 sft, more particularly described at the foot of this document, on the following terms and conditions:

- 1) The LESSEE shall pay a rent of Rs. 3,500/- (Rupees Three Five Hundred only) per month exclusive of 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. 21,000/- (Rupees Twenty One Thousand 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 five years, commencing from 1<sup>st</sup> August 2000. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six 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.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per 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, including any additional consumption deposit that may be levied from time to time, 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 colour wash etc., at its own cost.

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- 5) The LESSEE shall utilize the demised portion for its office, including its associated companies in the group, 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 Rs. 250 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 pay building maintenance charges amounting to Rs. 246.00 (Rupees Two Hundred and Forty Six only) per month to the LESSOR, or to any other party that the LESSOR may direct, towards the maintenance of common areas, security, water charges, etc. subject to increase from time to time.

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The LESSOR agrees to pay the property tax and other taxes pertaining to the leased premises.
2. The LESSOR agrees to whitewash the premises once every three years at her own cost.
3. 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.
4. 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.

DESCRIPTION OF THE DEMISED PORTION

All that portion consisting of the office space, situated on the Lower Ground Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003, admeasuring about 615 sft., bounded by

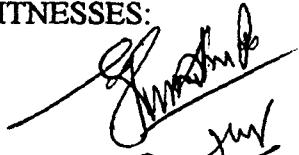
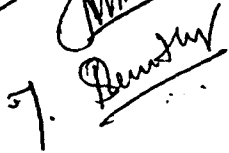
<b>NORTH by</b>	: 20 ft. Passage
<b>SOUTH by</b>	: Vacant area in the Lower Ground Floor.
<b>WEST by</b>	: Open land & parking area.
<b>EAST by</b>	: M. G. Road

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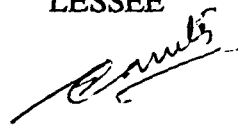



IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. 
2. 

LESSEE



LESSOR

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