



295, ... Building,
 Next to ...
 Opp. St. ...
 Phone ...

644
 ...
 ...
 ...

11 SEP 1989

LEASE DEED

This Deed of Lease entered into this _____ day of
 October 1989 between Prakash Air Freight (P) Ltd, represented
 by its Chief Executive Mr _____ S/o _____ R/o _____
 hereinafter called the Lessee (which expression shall wherever
 the context so requires or admits mean and include its
 successors and assigns) of the one part and Gurudev Siddha
 peeth represented by its Trustee/Executive Attorney Mr
 Shishik Thakker S/o Pranjivandas R/o Gurudev Siddha Peeth
 hereinafter called the Lessor (which expression shall
 wherever the context to requires or admits mean and include
 his heirs executors and assigns) of the other part witnesseth
 and declareth as follows:-

- 1) Whereas the lessor is the owner of the premises described in the schedule hereunder written (hereinafter referred to 'The Said Premises').
- 2) And whereas the Lessor has agreed to lease out the said premises to the lessee for a period of three years from 1-10-1989 to 30-9-1992 on certain terms and conditions stipulations and covenants agreed to by and between them.

For PRAKASH AIR FREIGHT PVT. LTD.

MANAGING DIRECTOR

For Gurudev Siddha Peeth

(Shishik Thakker) .. 2 ..
 Hon. Gen Secretary
 & C.A. of Trustees


- 3) And whereas the parties hereto are now desirous of recording the said terms and conditions, stipulation and covenants in writing.

NOW THIS DEED WITNESS AS FOLLOWS:

- 1) The lease shall be in force for a period of three years from 1.10.1989 to 30.9.92.
- 2) The Rent payable by the lessee to the Lessor for the said premises shall be Rs 3,500/- (Rupees Three Thousand Five Hundred only) per month. Besides the above rent the lessee shall be liable to pay Municipal taxes directly to the Municipal Corporation of Hyderabad as per the demands periodically raised by the Municipal Corporation of Hyderabad from the date of the agreement. It is clearly understood that wherever be the Municipal Tax liability the same will have to be borne by the lessee alone. Such taxes as may be levied by Municipal Corporation of Hyderabad shall be paid within 30 (Thirty) days of its becoming due and submit the copy of the tax paid receipt to the Lessor.
- 3) The Lessee shall pay the aforesaid rent on or before the fifth day of each month in advance to the lessor or his authorised Agent.
- 4) The lessee will have to pay the Municipal taxes as and when demanded by the Municipal Corporation of Hyderabad directly to them.
- 5) The tenancy shall be calculated according to the English Calendar month.
- 6) The lessee has paid to the Lessor on a total sum of Rs 20,000/- (Rupees Twenty Thousand only) towards interest free deposit.
- 7) The lessee shall permit the lessor and his servants and Agents at all reasonable time to enter upon the said property for the purpose of inspection and examination of the State and Conditions thereof.

For PRAKASH AIR FREIGHT PVT. LTD.

MANAGING DIRECTOR

For Garuda Siddha Puth

(Sbrish Thekar)
Hon. Gen Secretary,
S Co A. of Travels ... 3 ..

- 8) The Lessee shall bear and pay all the license fee and other dues and charges payable in respect of their business in relation to the said property to Municipal Corporation of Hyderabad, Secunderabad Division and to all other public authorities, as the case may be.
- 9) The Lessee shall bear and pay the electric charges metered separately to the Electric Department and Rs 100/- towards water charges in respect of the said premises.
- 10) The Lessee shall be at liberty to place name ~~at~~ appropriate place after taking the permission ~~from the~~ Lessor.
- 11) The Lessee hereby agrees and undertakes to strictly use of the lease premises as also the terms, conditions stipulations and covenants contained herein, in case of non-compliance thereof the Lessor shall be entitled to terminate the Lessee forthwith and the Lessee shall be bound to vacant the said property and peaceful surrender of the possession of the same.
- 12) That all minor repairs shall be attended to by the Lessee at their own cost.
- 13) After the expiry of the lease period if the lessee desires to continue his occupation in the premises the lease shall be extended with an increase of 25% on previous and deposit.

SCHEDULE OF THE PROPERTY

Area of 1400 sq ft in third floor of Soham Mension situated G Road, Secunderabad.

Both the parties have put their signatures in confidence of this day of October 1989 in the presence of the following witnesses:

LESSOR
LESSEE

WITNESSETH
[Signature]

[Signature]
for
15/10/89
Mesa
AIR