

100Rs.



12-6-95 100 00

And To ... *S. Salama*

No. *15/86*

M. G. Girija Bai Modi
LEASE AGREEMENT
Charitable Trust

P. Rama Subbamma
P. RAMA SUBBAMMA
STAMP VENDOR

L. No. 15/86, P. No. 14/1998
4-2-10, OLD BHOIGUDA,
SECUNDERABAD-A. P.

This LEASE AGREEMENT executed at Secunderabad, on this the 16th day of June, 1995 by and between:-

Mrs. Rukshana Yasmin W/o. Ajmal Asad aged about 21 years, R/o. Plot No. 19, Umanagar, Begumpet, 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;

AND

Girija Bai Modi Charitable Trust with its office at 1-10-176, Begumpet, Hyderabad - 500 016, represented by its Trustee Sri Pramod Chandra Modi aged about 52 years residing at 1-8-165 Prenderghast Road, Secunderabad, hereinafter referred to as the "LESSOR", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:-

For Girijabal Modi Charitable Trust

Yasmin Asad

[Signature]
Trustee

The Lessor is the owner of about 310 sq ft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3 and 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016. The Lessee has requested the Lessor to grant on lease the above mentioned premises 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 a portion of building consisting of a portion of the ground floor of Modi House measuring 310 sq. ft, more particularly described at the foot of this document and shown in detail in the plan annexed hereto, on the following terms and conditions :-

- 1) The Lessee shall pay a rent of Rs. 4800/- (Rupees four thousand eight hundred only) per month exclusive of Water and 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. 8,000/- (Rupees eight 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 Lessors. The deposit will be paid on the date of signing this agreement.
- 3) The lease shall be for a period of nine years, commencing from the date of this agreement. This agreement will be renewed on mutually agreed terms thereof. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of three months.
- 4) The lease shall commence from June 15th, 1995.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The lease amount shall be paid by the Lessee before the fifth day of each calendar month in advance to the Lessor or his authorised agent.
- 2) The Lessee shall pay and bear the Water and 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 colour wash etc., at its own cost.
- 5) The Lessee shall utilize the demised portion for its office/showroom and for any other allied 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 10% compounded 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.

THE LESSORS HEREBY COVENANTS AS UNDER :-

- 1) The Lessors agree 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 Lessors agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) The Lessors 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 floor on the expiry of the lease, or on termination of the lease.

DESCRIPTION OF THE DEMISED PORTION

A portion of the ground floor of about 310 sft of Modi House bearing Municipal No. 1-10-72/2/3 and 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 bounded on the:-

NORTH BY : Begumpet main Road

SOUTH BY : Neighbours Building

WEST BY : Premises Occupied by Mr. Anil Rupani.

EAST BY : Vacant portion of Premises No. 1-10-72/2/3 and 1-10-72/2/3/A

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For Giribabai Modiravable Trust,

Jasmin Arad

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

WITNESSES:-

1.

2.

(1) LESSEE

Jasmin Asad

(2) LESSOR

for Gillalab MediCharitable Trust,

Jasmin Asad

[Signature]
Trustee



16557-12-6.95-5000

Solomon
Impressment
M. G. Singh - Asst. Secy
Charitable Trust

[Signature]
BABA SUBBAMMA
ST. JOSEPH'S
100/10/100/100
CHANDRABAGH
SECUNDERABAD - A. P.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 16th day of June, 1995 by and between :-

Mrs. Rukshana Yasmin W/o. Mr. Ajmal Asad aged about 21 years, R/o. Plot No. 19, Unnagar, Begumpet, Hyderabad - 500 016, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Gurja Bai Modi Charitable Trust with its office at 1-10-176, Begumpet, Hyderabad - 500 016, represented by its Trustee Sri Pramod Chandra Modi aged about 52 years residing at 1-8-165 Prenderghast Road, Secunderabad, herein after referred to as the "OWNER", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows :-

For Gurjabaai Modi Charitable Trust,
[Signature]
Jasmin Asad
Trustee

The HIREE has obtained on lease a portion of about 310 sqft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3 and 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016, from the Owners vide Lease Agreement dated 26th May, 1995. At the request of the Hiree, the Owner has agreed to provide amenities to the Hiree more fully described in the schedule. The Hiree has agreed to pay amenities charges for the said amenities apart from the rent payable to the Owners.

NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The Hiree shall pay amenities charges of Rs. 3200/- (Rupees Three thousand two hundred only) per month apart from and along with the rent payable.
- 2) The Hiree shall enhance the amenities charges by 10% compounded at the end of every year.
- 3) The Hiree shall pay the amenities charges for each month on or before the fifth day of each calendar month in advance to the Lessor or his authorised agent.
- 4) The Hiree shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 5) Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the Owner shall be entitled to determine the lease and the Hiree shall give vacant possession of the tenancy.

PARTICULARS OF AMENITIES:-

- 1) Provision of security.
- 2) Provision of windows and doors.
- 3) Provision of furniture and fixtures.
- 4) Plumbing.
- 5) Provision of common parking area.
- 6) Provision of common toilets etc.

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For Girilabal Modi Charitable Trust,

Jasmin Akad

Trustee

7) Maintenance

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

WITNESSES:-

- 1.
- 2.

(1) HIREE *Yasmin Assad*

(2) OWNER

for Girilabal Modi Charitable Trust,



Trustee,