



A.P.-VIIIA

N. Madhanlal

S.No. 5764 Date 7/4/98 Rs. 100 126176

Sold to Christopher Cabell

S/o. D/o. W/o. R. Cabell

For Whom Girija Modi Charitable

**N. MADHANLAL**  
Stamp Vendor  
L. No. 14/96, Moula-Ali

### LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad on this the 7<sup>th</sup> day of April 1998 by and between

**Smt. Girijabai Modi Charitable Trust** represented by its Trustee Shri. Pramod Modi having its office at 5-4-187/3 & 4, M. G. Road, Secunderabad hereinafter referred to as the **LESSOR** (which term shall mean and include whenever the context may so require its successors-in-interest);

**A N D**

**M. A. Razack** S/o. M. A. Rehman aged about 32 years residing at 2-3-397, 'C' Block, Nallagutta, Secunderabad hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require his successors-in-interest, witnesseth as follows:

THE **LESSOR** is the owner of a portion of the Ground Floor known as Modi House, bearing Premises No.1-10-72/2/3, admeasuring 310 sft consisting one shop on the ground floor, situated at Begumpet, Secunderabad 500 016. The **LESSEE** has requested the **LESSOR** to grant on lease a portion on the above said building and the **LESSOR** agreed to give on Lease on the terms and conditions specified as hereunder:

For Girijabai Modi Charitable Trust

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*[Signature]*  
Trustee

*[Signature]*

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 a portion of the Ground floor of the building known as "Modi House" admeasuring 310 sft more particularly described at the foot of this document, on the following terms and conditions:

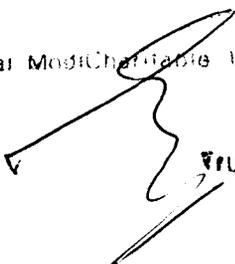
1. The **LESSEE** shall pay a rent of **Rs. 1,300/-** (Rupees One Thousand Three Hundred only) per month exclusive of water and electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The monthly rent shall commence from the 1<sup>st</sup> of May 1998.
2. The Lease shall be for a period of 9(Nine) years, commencing from the 1<sup>st</sup> of May 1998. This Agreement of Lease between the said **LESSOR** and the said **LESSEE** can be terminated by either party with an advance notice, in writing, of (6) six months.
3. The lease will be renewed on mutually agreed terms thereof with a minimum increase of 8% p.a. on the then existing rent, other terms and conditions remaining the same.
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.
6. The Lease shall commence from 1<sup>st</sup> May 1998.

**THE LESSEE HEREBY COVENANTS AS UNDER:**

1. The **LESSEE** shall pay the rent regularly on or before the 10<sup>th</sup> day of the each month in advance to the **LESSOR**.
2. The **LESSEE** shall pay and bear 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 carry out all minor repairs and regular maintenance by way of colour wash etc., at its own cost.

For Girilalal Modi Charitable Trust.

P.M. x

  
Trustee.



5. The **LESSEE** shall utilise 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 8%(eight) p.a. compounded at the end of every year.
8. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it, to inspect the demised at all reasonable hours of the day.
9. The **LESSEE** shall pay the maintenance charges of Rs.0.75 per Sft. for the maintenance of the common areas of the building to the building society / association or any other body, subject to an increase from time to time, as directed by the **LESSOR**.
10. The **LESSEE** shall bear the cost of enhancement of the existing Electrical Power Supply and pay any additional consumption deposit or other charges that may be payable from time to time to the concerned authorities.

**THE LESSOR HEREBY COVENANTS AS UNDER:**

1. The **LESSOR** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes without default as specified above.
2. The **LESSOR** agrees to pay the property tax pertaining to the Leased Floor.
3. The **LESSOR** agrees to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other system that the **LESSEE** has installed at their own cost at the time of vacating the premises on the expiry of the Lease or on termination of the Lease.

**DESCRIPTION OF THE DEMISED PORTION**

ALL that premises consisting of one shop bearing Nos.1-10-72/2/3 admeasuring 310 Sft on ground floor in 'MODI HOUSE' situated at 1-10-72/2/3, Begumpet, Secunderabad - 500 016 and bounded by:

**North By:** Begumpet Main Road  
**South By:** Neighbours Property  
**East By:** Vacant Shop  
**West By:** Premises occupied by M/s. Monalisa.

For Girilabal Modi Charitable Trust.

Trustee.

M. S. By...

IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective hands on this document on this the 7<sup>th</sup> day of April 1998.

**WITNESSES:**

1. Mir Asad Ali  
MIR ASAD ALI

2. (G. Krishna Rao)  
G. Krishna Rao

Per Girijabai Modi Charitable Trust.  
LESSOR  Trustee.

LESSEE 