



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

& No. 58 Date 3/1/2004 Rs. 100/-

Sold to Sourabh Modi

S/o Satish Modi

For Whom Self

Self

LEASE AGREEMENT

00AA 154913
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/97, R No: 1/2003
6-4-76/A Cellar, Ranigunj
SECUNDERABAD - 500 003.
L-G-Chimalgi

This LEASE AGREEMENT made and executed at Hyderabad, on this the 5th day of January 2004, by and between: -

Self Mr. Sutinder - Singh, son of Mr. Huzur Singh,
aged, 44, residing at H.No. 5-9-115/A, Kanchanjunga Complex,
Gunfoundry, Hyderabad - 500 001, hereinafter referred to as the "LESSEE" (which
term shall mean and include whenever the context may so require its successors-in-
interest);

AND

Shri Sourabh Modi S/o. Shri Satish Modi aged 32 years residing at Plot No. 280,
Road No. 25, Jubilee Hills, Hyderabad having his office at 5-4-187/3 & 4, 3rd floor,
M.G. Road, Secunderabad - 500 003, herein after referred to as the "LESSOR",
(which term shall mean and include whenever the context may so require its
successors-in-interest);

The LESSOR is the owner of Mulgi/Shop admeasuring approximately about 310 sft
of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, situated at
Begumpet Main Road, 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:

Self

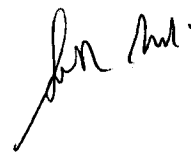
Shri Modi

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 admeasuring 310 sq.sft, on the following terms and conditions.

- 1) The LESSEE shall pay a rent of Rs. 8,500/- (Rupees Eight Thousand Five Hundred Only) per month exclusive of Water & 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. 1,50,000/- (Rupees One Lac Fifty Thousand Only) as interest free 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 Six (6) years, commencing from 17-01-2004. This agreement will be renewed on mutually agreed terms thereof. This agreement of lease between the said LESSOR and the LESSEE can be terminated by the LESSEE with an advance notice of three months.
- 4) The Lease shall commence from 17-01-2004.

THE LESSEE HERE BY 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 authorized agent.
- 2) The Lessee shall pay and bear the water & 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 the Lease in favour of anyone.
- 7) The Lessee shall enhance the rent by 7% 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 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.
- 2) The LESSOR agreed to pay the property tax and other taxes pertaining to the leased floor.
- 3) 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.

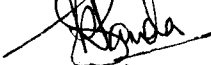
DESCRIPTION OF THE DEMISED PORTION

All that piece of a portion on the ground floor admeasuring approximately 310 sft of Modi House bearing Municipal No. 1-10-72/2/3/A, situated at Begumpet Main Road, Hyderabad – 500 016 bounded on the: -

NORTH BY : Begumpet Main Road
SOUTH BY : Neighbours Building
EAST BY : Vacant Portion of 330 Sq.ft
WEST BY : Premises occupied M/s. C.N.S.Expo (P) Ltd

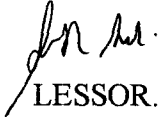
IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES: -

1. 
(D. Solomon)


LESSEE

2.


LESSOR.