



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V. Vijaya 016021
V. VIJAYA LAXMI
STAMPVENDOR L No 05 of 2007
R. No. 18/2010,
H.No. 1-2/A, Janwada VII & G.F
Shankarpally (M), R.R. Dist. A.P

37991 16/11/2010 100/-

P. Raghunathan
Devalatha chary

M/s. Schaltech Auto Motion (p) Ltd - Secbad

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 17th day of November 2010 by and between:

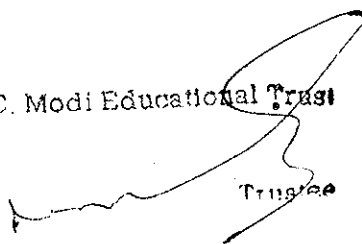
M. C. Modi Educational Trust, having its office at 5-4-187/3&4, 1st Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Mr. Pramod Modi, hereinafter referred to as the **LESSOR** (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

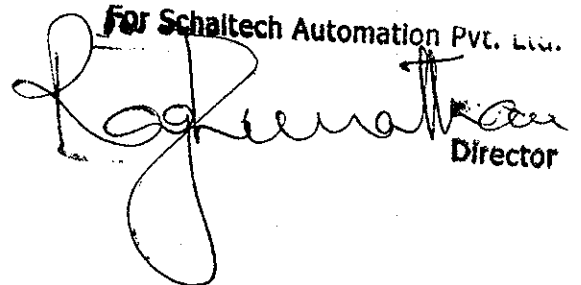
M/s. Schaltech Automation Pvt. Ltd., having its registered office at D-97A, Phase - 1, I.D.A., Jeedimetla, Hyderabad represented by its Director Mr. D. Raghunathan, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

Contd....

For M. C. Modi Educational Trust


Trustee

For Schaltech Automation Pvt. Ltd.


Director

- A. WHEREAS the LESSOR is the absolute owner of the Office space situated on the first 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 1,200 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:
- B. 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 Office space situated on the first floor, of the building known as Soham Mansion, bearing 5-4-187/3&4, situated at M. G. Road, Secunderabad having a super-built area of about 1,200 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. 8,030/- (Rupees Eight Thousand and Thirty 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. 96,360/- (Rs. 72,000 already paid and difference amount of Rs. 24,360/- (Rupees Twenty Four Thousand Three Hundred and Sixty Only)) to be paid 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. The LESSEE shall not be entitled to adjust the arrears of rent or other charges against the security deposit at the time of vacating the premises or at any other time.
 3. The lease shall be for a period of 5 years commencing from 15th day of August, 2010. 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. However, the LESSEE shall not be entitled to terminate the lease in the middle of the English calendar month.
 4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as 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 LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.

For M. C. Modi Educational Trust

Trustee

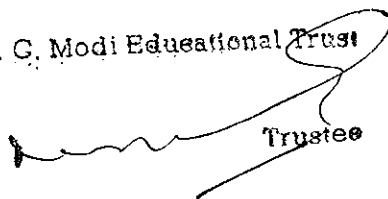
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For Shaitech Automation Pvt. Ltd.

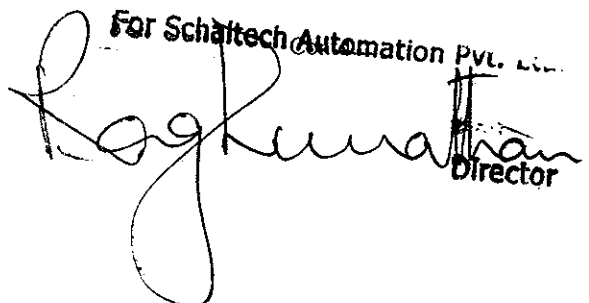
Director

7. The LESSEE shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
8. The LESSEE shall keep the demised portion in a neat and habitable condition.
9. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
10. 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.
11. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
13. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
14. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
15. The LESSOR shall pay the property taxes pertaining to the leased premises.
16. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
17. The LESSOR agrees 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.

For M. C. Modi Educational Trust


Trustee

For Schaltech Automation Pvt. Ltd.

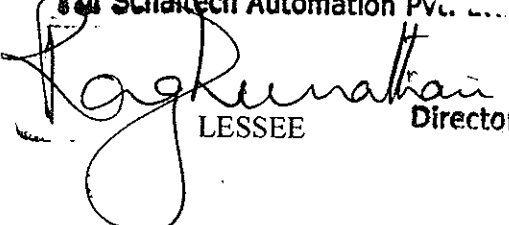

Director

DESCRIPTION OF THE DEMISED PORTION.


All that portion consisting of the office space situated on the first 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 1,200 sft. bounded by:

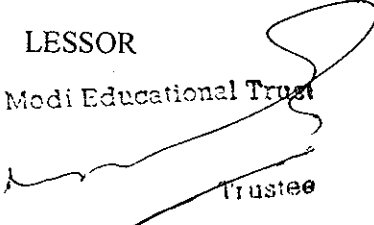
- North By : Premises occupied by Nirmalaben Kantilal Desai Charitable Trust.
- South By : M.C. Modi Educational Trust.
- East By : Nirmalaben Kantilal Desai Charitable Trust & Staircase
- West By : Open to sky

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

For Schatech Automation Pvt. Ltd.

LESSEE Director

WITNESSES:

1. 
2. AS Kesh
CAMEJI

LESSOR
For M. C. Modi Educational Trust

Trustee