

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 9725 Date 25/05/2012

Sold to Ramesh

S/o. B/o. W/o. Nataraj Reddy

For Whom M.C. Modi Educational Trust

9725 933761

K. SATISH KUMAR  
 Licenced Stamp Vender  
 LIC.15-18-013/2000  
 REN.No.15-18-019/2012  
 H.No.5-230, Premavathipet (V),  
 Rajendranagar Mandal,  
 Ranga Reddy District  
 Ph.No.9849355156

**LEASE AGREEMENT**

This Lease Agreement is made and executed at Secunderabad on this the 26<sup>th</sup> day of May 2012 by and between:

- 1) Mr. Mahesh Desai, S/o. Sri Kantilal Desai, aged about 69 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad – 16.
- 2) Mr. Subodh K. Desai, S/o. Sri Kantilal Desai, aged about 62 years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad – 16.
- 3) Mr. Vinod K Desai, Sri Kantilal Desai, aged about 60 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad – 16.
- 4) Mr. Valmiki K Desai, Sri Kantilal Desai, aged about 58 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad – 16.
- 5) Mrs. Bhopinder Kaur, W/o. Shri. Tejinder Singh aged 56 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad.
- 6) M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3 & 4, II<sup>nd</sup> Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri. Satish Modi S/o. Late. Shri Manilal C. Modi, aged about 68 years, resident of Plot no.280, Road No.25, Jubilee Hills, Hyderabad – 500 034.

Hereinafter severally referred to as LESSOR NO. 1, LESSOR NO. 2, LESSOR NO. 3, LESSOR NO. 4, LESSOR NO. 5, & LESSOR NO. 6 respectively and jointly referred to as the LESSORS (which term shall mean and include whenever the context may so require their successor-in-interest).

*Mahesh Desai*

*Subodh K Desai*

*Vinod K Desai*

For Ashoka Motors, India Pvt. Ltd  
*Satish Modi*  
 Managing Director

*Bhopinder Kaur*

*M.C. Modi Educational Trust*

*Satish Modi*

AND

M/s. Ashoka Motors India Pvt Ltd., company having its registered office at # 12-8-452 & 453, Opp. Railway Kalyan, Mettuguda, Secunderabad – 500 017, represented by its Managing Director Mr. Ashok Vardhana Muppa, S/o. Mr. M.Venkaiah, aged about 31 years, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

WHEREAS the LESSORS are the absolute owners of the showroom space situated on the ground 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-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft. The LESSEE has requested the LESSORS to grant on lease the office space and the LESSORS agreed to give on lease 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 LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the showroom space situated on the ground 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-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 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. 40,515/- (Rupees Fourty Thousand Five Hundred Fifteen Only) per month as per the details given under, exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

- a) Rent payable in favour of LESSOR NO. 1 - Rs. 4,811/-
- b) Rent payable in favour of LESSOR NO. 2 - Rs. 4,811/-
- c) Rent payable in favour of LESSOR NO. 3 - Rs. 4,811/-
- d) Rent payable in favour of LESSOR NO. 4 - Rs. 4,812/-
- e) Rent payable in favour of LESSOR NO. 5 - Rs.19,245/-
- f) Rent payable in favour of LESSOR NO. 6 - Rs. 2,025/-

2. The LESSEE shall pay an amount of Rs. 4, 89,676/- (Rupees Four Lakhs Eight Nine Thousand Six Hundred and Seventy Six only) as security deposit as per the details given under, which shall be refunded by the LESSORS 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.

- a) Security Deposit payable in favour of LESSOR NO. 1 - Rs. 58,149/-
- b) Security Deposit payable in favour of LESSOR NO. 2 - Rs. 58,149/-
- c) Security Deposit payable in favour of LESSOR NO. 3 - Rs. 58,149/-
- d) Security Deposit payable in favour of LESSOR NO. 4 - Rs. 58,149/-
- e) Security Deposit payable in favour of LESSOR NO. 5 - Rs. 2,32,596/-
- f) Security Deposit payable in favour of LESSOR NO. 6 - Rs. 24,484/-

*Bhopal*  
*Salut mudi*  
*Oshesh Kesra*  
*Sudesh Kesra*  
*For Ashoka Motors India Pvt*  
*Managing Director*

3. The lease shall be for a period of five years commencing from 1<sup>st</sup> day of May, 2012. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of three months. This lease shall be extended for further period of five years at the option of Lessee on the same terms and conditions, subject to the clause pertaining to the enhancement of rent.
4. The LESSORS 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.

**THE LESSEE HEREBY COVENANTS AS UNDER:-**

1. The LESSEE shall pay the rent regularly per each month on or before the 10<sup>th</sup> day of the succeeding month to the LESSORS.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time 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.
5. 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.
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 5% at the end of every year on the then existing rent. However, the next such increase shall fall due from 01.04.2013.
8. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

**THE LESSORS HEREBY COVENANTS AS UNDER:**

1. The LESSORS shall pay the property taxes pertaining to the leased premises.
2. The LESSORS 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.
3. The LESSORS 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 Ashoka Motors India Pvt. Ltd

Managing Director

Page 3 of 4

*Bhupinderpal Singh*  
*Sales & Marketing*  
*Om*  
*Om*

*Sahil Kumar*

*Om*  
*Om*

*Om*

**DESCRIPTION OF THE DEMISED PORTION**

All that portion consisting of the showroom space situated on the ground 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-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., bounded by:

North By : 20' wide common passage  
South By : Premises Owned by Mr. Naveen Kumar Kedia HUF  
East By : M. G. Road  
West By : Parking Space and Open Land.

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

**WITNESSES:**

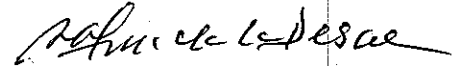
1.

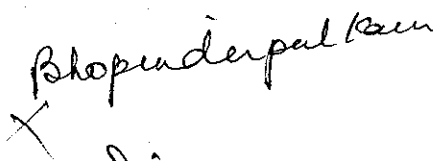
  
LESSOR NO. 1

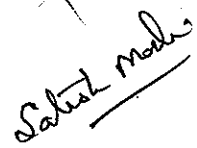
2.

  
LESSOR NO. 2

  
LESSOR NO. 3

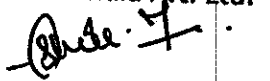
  
LESSOR NO. 4

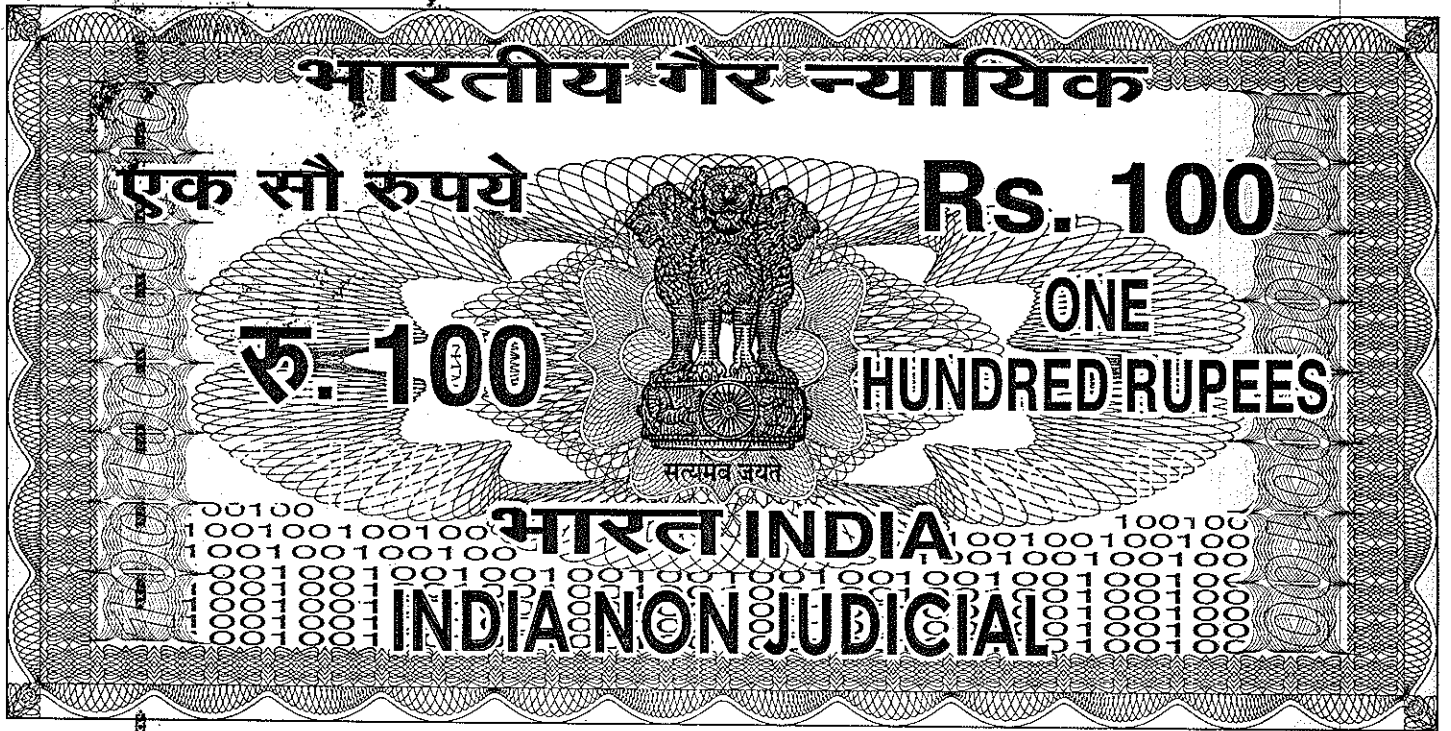
  
LESSOR NO. 5



  
LESSOR NO. 6

For Ashoka Motors India Pvt. Ltd.

  
Managing Director



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Jahangir AT 888453

**SYED JAHANGIR**

Licensed Stamp Vendor  
 License No: 16-05-106-2012  
 12-15-763, Manikeshwari Nagar,  
 O.U. Campus, Secunderabad.  
 Ph: 9959319050

Sl. No. 3483 Date 29/05/2012 Rs. ....  
 Sold To: Sahana  
 S/o. D/o. W/o: Ujjwala  
 For Whom: M.C. Modi Educational Trust

**GENERAL AMENITIES AGREEMENT**

This General Amenities Agreement is made and executed at Secunderabad on this the 29<sup>th</sup> day of May, 2012 by and between:

- 1) **Mr. Mahesh Desai**, S/o. Sri Kantilal Desai, aged about 69 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16.
- 2) **Mr. Subodh K. Desai**, S/o. Sri Kantilal Desai, aged about 62 years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad - 16.
- 3) **Mr. Vinod K Desai**, Sri Kantilal Desai, aged about 60 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16.
- 4) **Mr. Valmiki K Desai**, Sri Kantilal Desai, aged about 58 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16.
- 5) **Mrs. Bhopinder Kaur**, W/o. Shri. Tejinder Singh aged 56 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad.
- 6) **M/s. M. C. Modi Educational Trust**, having its office at 5-4-187/3&4, II<sup>nd</sup> Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Shri. Satish Modi S/o. Late. Shri Manilal C. Modi, aged about 68 years, resident of Plot no.280, Road No.25, Jubilee Hills, Hyderabad - 500 034.

Mahesh Desai, Subodh K. Desai, Vinod K. Desai, Valmiki K. Desai, Bhopinder Kaur, Satish Modi  
 For Ashoka Motors India Pvt. Ltd  
 Managing Director

Hereinafter severally referred to as **OWNER NO. 1, OWNER NO. 2, OWNER NO. 3, OWNER NO. 4, OWNER NO. 5, & OWNER NO. 6** respectively and jointly referred to as the **OWNERS** (which term shall mean and include whenever the context may so require their successor-in-interest).

**AND**

**M/s. Ashoka Motors India Pvt Ltd.**, company having its registered office at # 12-8-452 & 453, Opp. Railway Kalyan, Mettuguda, Secunderabad – 500 017, represented by its Managing Director Mr. Ashok Vardhana Muppa, S/o. Mr. Venkaiah, aged about 31 years, hereinafter referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

**WITNESSETH**



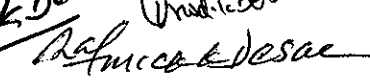
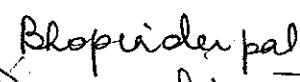
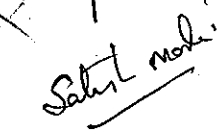
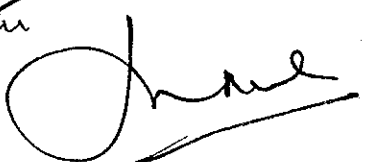
The **HIREE** has obtained on lease vide Lease Agreement dated 26<sup>th</sup> May 2012, the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., from the **OWNERS**. At the request of the **HIREE**, the **OWNERS** have 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. 40,515/- (Rupees Fourty Thousand Five Hundred Fifteen Only)** per month as per the details given under, apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder:
  - a) Amenities charges payable in favour of **OWNER NO. 1** - Rs. 4,811/-
  - b) Amenities charges payable in favour of **OWNER NO. 2** - Rs. 4,811/-
  - c) Amenities charges payable in favour of **OWNER NO. 3** - Rs. 4,811/-
  - d) Amenities charges payable in favour of **OWNER NO. 4** - Rs. 4,812/-
  - e) Amenities charges payable in favour of **OWNER NO. 5** - Rs.19,245/-
  - f) Amenities charges payable in favour of **OWNER NO. 6** - Rs. 2,025/-
2. The **HIREE** shall enhance the amenity charges by 5% at the end of every year on the then existing amenity charges. However, the next such increase shall fall due from 01.04.2013.
3. The **HIREE** shall pay the amenities charges for each month on or before the 10<sup>th</sup> day of the succeeding month to the owner.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.

For Ashoka Motors India Pvt. Ltd.

  
Managing Director

5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **OWNERS** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.

6. The **HIREE** shall pay building maintenance charges amounting to **Rs. 2,755/- (Rupees Two Thousand Seven Hundred and Fifty Five Only)** per month to 'Soham Mansion Owners Association' or to any other party that the Owners may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

**PARTICULARS OF AMENITIES**

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for the building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the **HIREE** and the **OWNERS** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1.

*Jyoti K. Desai*  
OWNER NO. 1

*Sudhakar Desai*  
OWNER NO. 2

2.

*Umesh K. Desai*  
OWNER NO. 3

*Ramesh C. Desai*  
OWNER NO. 4

*Bhoperi dupalkam*  
OWNER NO. 5

*[Signature]*  
OWNER NO. 6

X  
*Patil mode*

For Ashoka Motors India Pvt Ltd.  
*[Signature]*  
**HIREE**  
Managing Director