



26599 25/9/90 100/

Sold to - *Satish Mohan Singh Balarath A to B*

For whom - *Modi Enterprises Begumpet*

SHAIK AHMED
L.S.N. No. 40/90
H.No. 16-1-3/4,
Taid Had Hyd-6.

LEASE AGREEMENT

THIS AGREEMENT is executed on this the 25th day of September, 1990 at Hyderabad by and between :-

MODI ENTERPRISES (Owned by MODI BUILDERS METHODIST COMPLEX) a Partnership firm, having its office at 1-10-72/2/3, Begumpet, Hyd, and represented by its PARTNERS SHRI SATISH MODI & SHRI SURESH BAJAJ.

(hereinafter referred to as "THE LESSOR", of the First part):

A N D

- 1) K.DHANALAKSHMI, W/o K.JAGADISHWAR, aged 30 years.
- 2) K.ASHOK, S/o BABAIAH, aged about 35 years. &
- 3) U.VIJAYALAKSHMI, W/o U.SUDHARSHAN, aged about 38 years, all are R/o HNO 3-27, Saroornagar, Hyderabad A.P.

(hereinafter referred to as "THE LESSEES" of the Second Part):

The expressions LESSOR AND LESSEES, shall, unless, repugnant to the context, include their, respective heirs, legal representatives, successors and assignees.

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SHOP: 301
BVA: 1125 SH

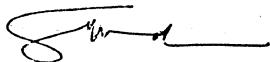
MRS V S
DHANALAKSHMI
25/9/90

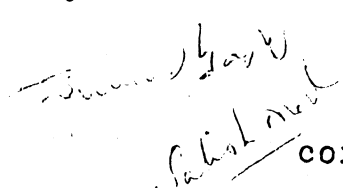
original is with
the lessor. Registered
copy signed by witness Sri V. Sudharshan
is with us. 22 October 1990.
The signature on this copy.

- 1) WHEREAS THE LESSOR is the sole tenant of a Building Complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/90, Chirag Ali Lane, Abids, Hyderabad, having got its rights of tenancy under an agreement from the METHODIST CHURCH IN INDIA (Owners) the Owners of the Land on which the building is constructed.
- 2) UNDER the said agreement, the LESSOR has the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper which (without) requiring the giving of a notice to the OWNERS or taking their permission to do so.
- 3) THE LESSEES Was desirous of taking on lease a part of the said building and the lessor hereto agreed to do so for consideration and on the following terms and conditions.

W I T N E S S E T H :

- 1) THE LESSOR shall lease out and the lessees shall take on lease the premises bearing SHOP NO 1 (ONE) on the THIRD FLOOR in the said Building admeasuring about 1,125 Sq Feet on built up area, and described in more detail in the schedule hereto, hereafter referred to as the leased premises.
- 2) THE Lease shall commence from 1ST DAY OF OCTOBER, 1990
- 3) THE LESSEES shall pay to the LESSOR through out the lease period by way of consideration of the lease an amount of Rs 112.50/- (Rupees One Hundred Twelve And Paise Fifty Only) Per Month.
- 4) THE Lease shall be for a period of FIVE YEARS renewable at the option of the lessees every five years at an increase in rent of 20% on the then existing rent, other terms remaining unaltered. IN CASE the lessees does not intimate his decision to terminate this contract in writing SIX MONTHS before the EXPIRY of the said PERIOD, the lease shall be deemed to have been automatically renewed at the terms and conditions mentioned herein.





contd..3...

: 3 :

5) THE LESSEES have deposited with the LESSOR a total SECURITY DEPOSIT OF RS 2,61,000/- (Rs Two Lakhs And Sixty One Thousand Only).

THIS DEPOSIT SHALL NOT CARRY ANY INTEREST UNDER ANY CIRCUMSTANCES WHATSOEVER. This deposit may be retained by the LESSOR and shall be refunded without any interest or accretion whatsoever to the LESSEES on the termination of this lease and on the Lessees delivering to the lessor or its nominee/s, vacant possession of the leased premises in its original state and in no other circumstances. THIS CLAUSE IS TO BE CONSTRUED STRICTLY.

6) THE LESSEES Shall use the premises for lawful commercial purposes only.

7) BESIDES the above mentioned rent payable the LESSEES shall be liable to bear and pay all taxes, cesses, fees, charges, consequential and all other amounts that may be raised, levied, paid or payable to the Municipal Corporation or Hyderabad, or any other body, authority, government, semi-government or otherwise. The same shall be paid directly to the Corporation etc, or to the Lessor, if it so desires, who shall pay the consolidated sums to the Corporation etc.

8) THE Lease amount shall be paid by the Lessees before the FIFTH DAY OF EACH CALENDER MONTH in advance to the LESSOR or his authorised agent.

9) THE LESSEES shall permit the LESSOR and/or his agents to enter upon the property for inspection and examination of the state and condition thereof.

10) THE LESSEES shall be liable to keep the property in proper state and condition and shall not have any right, to alter or amended the present structure, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building.

11) THE LESSEES shall be liable to bear and pay the following.

contd..4.

A) REPAIRS TO THE PROPERTY.

B) LICENCE AND OTHER FEES.

C) ELECTRICITY CHARGES.

D) PROPORTIONATE COST OF ALL ELECTRICAL INSTALLATIONS LIKE TRANSFORMER, METERS, GENERATORS, PANEL BOARDS ETC. @ RS.28/- sq Ft of BUILT-UP AREA PAID ALONG WITH THIS AGREEMENT

E) PROPORTIONATE INSURANCE CHARGES FOR THE INSURANCE OF THE BUILDING. & 9

F) MAINTENANCE CHARGES @ Rs.35 /- Per Sq.Ft. of built-up Area per month Rs. 393.75 (Rupees Three hundred ninety three and paise seventy five only) (subject to the increase from time to time). In case the above cited payments are delayed the leasees shall be liable to pay interest at the rate of 30% P.A. on all such delayed payments.

12) THE LESSEES shall pay all stamp duty, registration charges, and other charges, expenses, etc, that may be incurred, if any with respect to this agreement and also such other deeds and documents, that may have to be executed, or other acts and things, that may have to be done in future in this regard.

13) THE LESSEES shall not do any business connected with liquor, or serve liquor, on the premises.

14) THE LESSEES shall be entitled to put up name boards relating to their business or profession only at the spaces designated by the lessor for these purposes and shall not put any sign boards on the exterior of the building.

15) THE LESSEES shall be entitled to use the common services of the building including the lifts, staircases.

The Lessees shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

Contd...5....

16) ON FULFILMENT of all their obligation stated herein the lessees shall be entitled to assign, transfer, sub.-let and/or give on lease and licence(including succedssion on death), their rights stated herein, on such terms and conditions as they dem fit to any person, so however that such transferee shall also be bound by the terms and conditions hereof. For doing this, no further consent on the lessor or the owners shall be needed.

17) THE TRANSFEREES/ASSIGNEES OF THE LESSEES as mentioned above shall have the same rights and obligations as the Lessees have mentioned herein.

18) THE LESSOR shall have the right to carry on further construction on or in the said building as also any extension on or annexe thereto as and when they so desire and the lessees shall not object or create hindrance and shall extent all co-operation to the lessor thereof.

19) THIS AGREEMENT SHALL BE SUBJECT TO THE JURISDICTION OF THE COURTS AT HYDERABAD ONLY.

20) IF THE LESSEES Have fulfilled all their obligations stated herein, and continues to do so in future, the lessor shall not terminate the lease.

21) IN THE EVENT OF CANCELLATION OF THE TENANCY AGREEMENT Between the owners and the Lessor the Lessees performing his obligations stated herein this agreement shall continue to be valid and the Lessees shall continue to have the right to enjoy the premises and thereafter his obligations will be towards the owners.

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SCHEDULE OF THE PROPERTY:

OFFICE AREA ON THE III FLOOR OF THE BUILDING
BEARING NO. One particularly mentioned in the plan
annexed hereto and bounded :

N O R T H B Y : COMMON PASSAGE.
S O U T H B Y : CHIRAG ALI LANE.
E A S T B Y : OFFICE No. 2.
W E S T : OFFICE COMMON FOYER.

IN WITNESS WHEREOF the Lessor and Lessees have
this Lease Agreement with their own free will and
consent on this day month and year first above mentioned
in the presence of witnesses as follows:

WITNESSES:

LESSORS.

1. *[Signature]*

1. *[Signature]*

2. *[Signature]*
C. Sinder Shen
H No. 3-27
Saravayer
Hyd - 35

2. *[Signature]*

LESSEES

1.

2.

3.

ATTESTED

[Signature]
A. A. Rasheed Peter

ADVOCATE & NOTARY

No. 11-4-187,

PROBATE & NOTARY

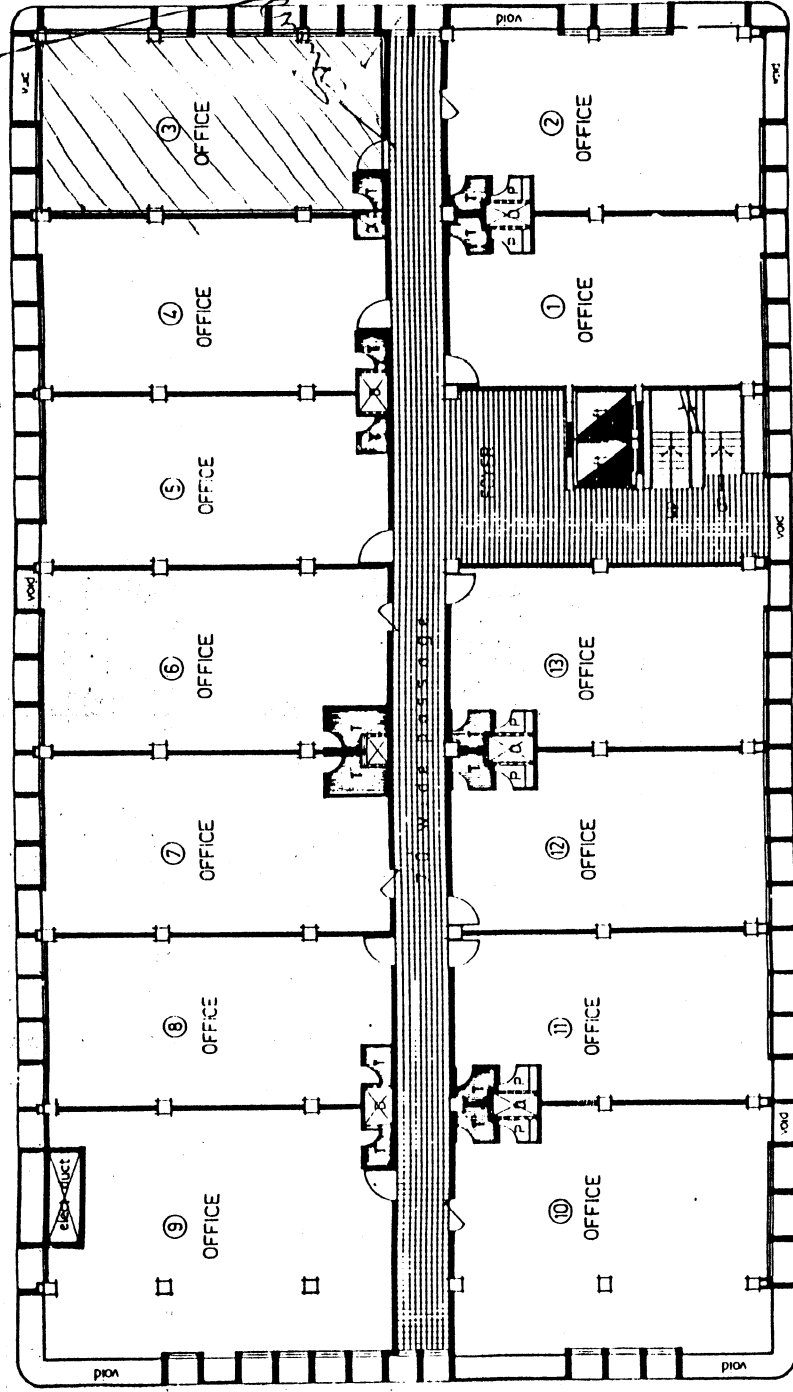
H. No. 481

DATE 22-2-1990

[Signature]



Typical Floor Plan



NOTE: Drawing if details are subject to change
 • sizes mentioned are built-up and not carpet sizes
 • areas mentioned are built-up area and not carpet area
 • T-bond P. party D-duct

Office Area : 1100 Sq.ft - 1800 Sq.ft.