

51 5%

1. Somathekhara Raddi - 9392494592
Sohan Manasa - Gflnsr. 040-23305608

- Rent 70,000/-
- ins 51
- Maint 0.5/m
- Rent by PDC
- Lev'd Dept 4,23,000/-
- & base 3+3+3 year.

Rent 1st Jan '09
- deposit by 26/Dec/08

APPROVED BY
17 NOV 2008
SOHAM MODI
MANAGING DIRECTOR

Sri Srinivasa Automobiles
Represented by partner: M. SOMASEKHARA-
RADDI S/O M. LISWARA RADDI
Age: 58 yrs.
Residential Address:- P No: 8-2-695/R/4,
AKSHAYA-II, SHANKAR VALLIY, BANJARA HILLS,
ROAD NO: 12, HYDERABAD - 500 034



MODY MOTORS

(An ISO 9001:2000 Certified Organisation)

183/184, Rashtrapathi Road, Secunderabad - 500 003.
Telephone : 2753 7700, (7 lines) ☐ Cable : MODICO
☐ Fax : 040-27548021
Website : www.modymotors.in www.mody-motors.com

HERO HONDA
AUTHORISED DEALER

Dt. 19.9.08.

To,

- 1) Mr. MAHESH K. DESAI.
- 2) Mr. SUBODH K. DESAI
- 3) Mr. VINOD K. DESAI.

Desai
Subodh
Vinod

- 4) Mr. VALMIKI K. DESAI
- 5) Mrs. BHOPINDER KAUR.
- 6) M/S. MODY EDUCATIONAL TRUST,

Sub: Notice regarding termination of lease


Ref: Lease agreement dated 22.08.05

We wish to vacate the premises under our occupation bearing No: 5-4-187/3&4 situated at M.G.Road, secundrabad. As per terms of our lease agreement dated 22.08.05 we have to give three (3) months advance notice for termination of the lease. Therefore, we hereby intimate that we shall handing possession of the premises within three months of this letter and request to refund the following Security deposit amount after adjusting rents for 3 months i.e. Oct 08 to Dec 08.

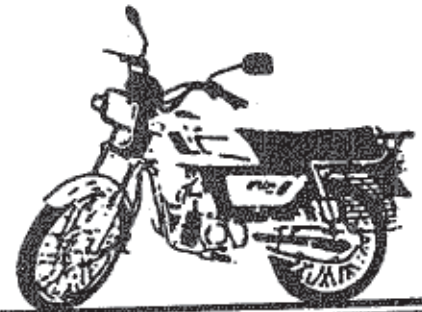
S N	NAME	SEQ DPO	RENT(3 M)	TDS	NET	BALANCE
1	Mr. Mahesh k desai.	42000	24312	---	24312	17688
2	Mr. Subodh kdesai	42000	24312	---	24312	17688
3	Mr Valmiki k desai.	42000	24312	---	24312	17688
4	Mr. Vinod k desai	42000	24312	---	24312	17688
5	Mrs .Bhopinder kaur	168000	97242	15024	82218	85782
6	M/S MC.Mody Trust.	12000	7806	---	7806	4194
	Total	348000	202296	15024	187272	160728

Thanking you,

For MODY MOTORS


Authorized Signatory

INTIMATED TO ALL OWNERS



RENT RECORD 2007-08

Building Name	Soham Mansion	Area	525 Sft	Floor / Off No.	Basement Floor	PT Paid By	Owner	
Name of Tenant	M/s Mody Motors	Dt of occupation	01.09.2005	Maint. by	Owner	Manit. Amount	1200	
Rent Paid to	MC Modi Educational Trust	Deposit	12000	Lease expires on	31.08.2010	Lease Period	5 Years	
Lease Agr	Executed	Last Agr Dt	22.08.2005	Rent increase @	5% Every Year	Next increase Dt	01.09.2008	
Rent Payment	Next month	Service Tax %	12.36%	TDS %	NIL			
Total TDS amount for FY 2006/7	NIL	TDS received	No	Other		Other		
Remarks								
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount	Cheque No	Remarks
Arrears 2006-07								
Apr-07	2100	0	0	2100	09-05-07	1050	938380	
May-07	2100	0	0	2100	16-6-07	1050	938381	
Jun-07	2100	260	0	2360	12-07-07	1000	972111	
Jul-07	2100	260	0	2360	17-08-07	1000	972112	
Aug-07	2100	260	0	2360	07-09-07	1050	972148	
Sep-07	2205	273	0	2478	13-11-07	1103	972149	
Oct-07	2205	273	0	2478	13-11-07	1103	959717	
Nov-07	2205	273	0	2478	05-12-07	1103	959722	
Dec-07	2205	273	0	2478	08-01-08	1239	959750	
Jan-08	2205	273	0	2478		1239	959751	
Feb-08	2205	273	0	2478		1239	959782	
Mar-08	2205	273	0	2478		1239	959783	
Prepared by	JK	Date:		Sign:				

Due Rs. 2097/-

9 JAN 2008

A. Damba Srinivasan

9/1/08



Shri Manila Chhaganlal Modi Educational Trust

Off: 5-4-187/3 & 4,
3rd Floor, Soham Mansion
M.G.Road, Secunderabad-3.
Phone: 55335551 (4 Lines)

Date: 10.07.2007

To,
Mr. Narasimha Rao,
Accounts Incharge,
M/s Mody Motors(Scooter Division)
Soham Mansion, M G Road, Sec'bad.

Sub: Increased Arrears of Rent.

Ref: Our Lease Agreement-reg.

Dear Sir,

With reference to the above we would like to inform you that the rent and amenities charges for the premises which you have occupied in Soham Mansion Complex has due in increase @ 5% with effect from Sep '06 onwards. Details as follows.

DETAILS		
Name	Old Rent	Increased Rent (Wef. Sep '06)
1) Mr. Mahesh Desai	7000/-	7350/-
2) Mr. Subodh K Desai	7000/-	7350/-
3) Mr. Vinod K Desai	7000/-	7350/-
4) Mr. Valmiki K Desai	7000/-	7350/-
5) Mrs. Bhopinder Kaur	28000/-	29400/-
6) M/s. M. C. Modi Educational Trust	2000/-	2100/-

The Increased Arrears of Rent for M. C. Modi Educational Trust are Rs. 600/- (Sep'06 to Dec'06 and May '07 to June '07), And Maintenance charges arrears Rs. 3600/-. Hence you are requested to pay the increased rent and arrears of it as early as possible.

Thanking You,

For M C Modi Educational Trust.


Authorised Signatory.


10/7/07

Building Name	Soham Mansion	Area	2755Sft	Office Number / Floor	Ground Floor
Name of Tenant	M/s MODY MOTORS				
Date of Occupation	01.09.2005	Lease Period		Rent Paid to	MCMET
Rent Increase	5% Every Year	Date of Next Rent Increase	1-Sep-2005	Lease Expires on	
TDS Percentate		TDS Deducted	Yes / No	Deposit	Rs.12,000/-
PT Paid By	Lessor / Lessee	Main. Charges		Advance Rent	Yes / No
Remarks				Lease Agreement Executed	Yes / No

Month	Total Rent	TDS	Net Rent	Paid On	Cheque No	Amount	Remarks	TDS Paid
Old Dues								
Apr-05								
May-05								
Jun-05								
Jul-05								
Aug-05			2000.00	08-10-05	652421 652427	2000.00		
Sep-05	2000.00		2000.00	09-11-05	653750 653757	2000.00		
Oct-05	2000.00		2000.00	8-12-05	654883737	2000.00		
Nov-05	2000.00		2000.00		656400 657805	1000.00 1000.00		
Dec-05	2000.00		2000.00	6-01-06				
Jan-06	2000.00		2000.00					
Feb-06	2000.00		2000.00	08-03-06	658924 658930	1000.00 1000.00		
Mar-06	2000.00		2000.00	31-03-06	658959 658965	1000.00 1000.00		

Modi Motors

Date: 10-3-06.

To,
The Modi Motors,
R.P.Road,
SECUNDERABAD.

Dear Sir,

Kind Attn. Mr.Narsimha Rao

Sub: Payment of Maintenance Arrears – Reg.
Ref: Your Lease Deed & General Amenities Agreement with effect from Sep-05.

With reference to the above we are not receiving any maintenance arrears of premises occupied by you at our Soham Mansion Complex. Details are as follows.

Sl.No.	Month	Amount
1	Sep-05	1102
2	Oct-05	1102
3	Nov-05	1102
4	Dec-05	1102
5	Jan-06	1102
6	Feb-06	1102
	Total	6612

Total Amount Due – Rs.6612/-

Please clear the arrears at the earliest.

Thank you,

Yours truly,

For SOHAM MANSION OWNERS ASSOCIATION


Authorised Signature


11/03/06

H-1267
PCC.

7294

NOTE

Sir,
The Electrical Meter for the Premises of Mody Motors (Earlier occupied by the Metal Creek) was disconnected long back and it is in the name of M/s. Sandvik Asia Ltd.

Total dues as on Nov-05 Rs. 6854.00
Reconnection Charges 105.00

6959.00

Mr. Krishna Prasad of Metal Creek, as ^{his} supervisor, never received this meter bill. He had connection with one meter which was on the name of Mr. Satish Modi. (Now transferred to Mr. Kedee) kindly advise.

SR

3480 / 50% Tejendra Singh —
3480 / 50% Desai's Bus —

NOTE
The Amount may be adjusted by the Mody Motors and the same may be deducted from Rs. 2 Mr. Tejendra Singh & Mr. Desai's Bus.
Bhaskar Prasad
11/12/05

Amount Deducted

Mrs. BHOPINDER KAVR 36.50

MR. MAHESHA DESAI 3500 DEC'05

150 on JAN'06,

RECEIPT

Received with thanks from **M/s. Mody Motors**, having its registered office at 183/184, R. P. Road, Secunderabad – 500 003 a sum of **Rs. 3,48,000/- (Rupees Three Lakhs Forty Eight Thousand only)** vide the following cheques:

Cheque No.	Dated	Amount	Drawn on	In Favour of
633807	14/09/05	42,000/-	Syndicate Bank, Jeera Compound, Sec'bad.	Mr. Mahesh Desai
633808	14/09/05	42,000/-	Syndicate Bank, Jeera Compound, Sec'bad.	Mr. Subodh K. Desai
633809	14/09/05	42,000/-	Syndicate Bank, Jeera Compound, Sec'bad.	Mr. Vinod K. Desai
633810	14/09/05	42,000/-	Syndicate Bank, Jeera Compound, Sec'bad.	Mr. Valmiki K. Desai
633811	14/09/05	1,68,000/-	Syndicate Bank, Jeera Compound, Sec'bad.	Mrs. Bhopinder Kaur
633812	14/09/05	12,000/-	Syndicate Bank, Jeera Compound, Sec'bad.	M/s. M C Modi Educational Trust

towards security deposit for the lease of the showroom space 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 as per terms and conditions of the lease agreement dated 22nd August 2005.

Place: Secunderabad



Date: 19/09/2005




Mr. Mahesh Desai






Mr. Subodh K. Desai

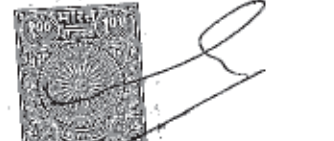



Mr. Vinod K. Desai



Mr. Valmiki K. Desai



Mrs. Bhopinder Kaur

for MC Modi Educational Trust,



M C Modi



MODY MOTORS

183/184, Rashtrapathi Road, Secunderabad - 500 003.
Telephone : 2753 7700, (7 lines) Cable : MODICO
 Fax : 040-27548021

**HERO
HONDA**
AUTHORISED DEALER

Date: 14.09.05

To
Sri. Shoham Modi
Modi Builders
Secunderabad

Sub: Rent Deposit amount Reg...

Dear Sir,

With reference to the above mentioned subject we are herewith enclosing the following 6 cheques for Rent Deposit against the ground floor of the building known as Shoham Mansion, bearing No. 5-4-187/3&4 situated at M G Road, Secunderabad - 500 003.

	<u>Cheq.No.</u>	<u>Date</u>	<u>Amount</u>
1. Mr. Mahesh Desai	633807	14.09.2005	42,000.00
2. Mr. Subodh K Desai	633808	14.09.2005	42,000.00
3. Mr. Vinod K Desai	633809	14.09.2005	42,000.00
4. Mr. Valmiki K Desai	633810	14.09.2005	42,000.00
5. Miss. Bhopindas Kour	633811	14.09.2005	1,68,000.00
6. M.C. Mody Educa.Inst.	633812	14.09.2005	12,000.00
			<u>3,48,000.00</u>

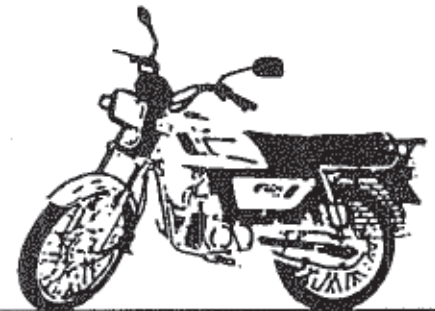
Please acknowledge the receipt of the same.

Thanking You

Yours faithfully

For MODY MOTORS

AUTHORISED SIGNATORY





అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
2273 Date 20-8-05 100Rs
Sold to MYS. Bhu pendera Khan
For Whom seek seeded

L. G. CHITTOOR
07AA 429320
STAMP VENDOR
L. No. 1...
8-4-76/A Ranig...
SECUNDERABAD - 500

LEASE AGREEMENT

This Lease Agreement is made and executed at Secunderabad on this the 22nd day of August 2005 by and between:

- 1) **Mr. Mahesh Desai**, S/o. Sri Kantilal Desai, aged about 63 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 56 years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad - 16,
 - 3) **Mr. Vinod K Desai**, Sri Kantilal Desai, aged about 54 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 52 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 50 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, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Mr. Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003,
- 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).

AND

M/s. **Mody Motors**, a partnership firm, having its registered office at # 5-3-372, R. P. Road, Secunderabad - 500 003, represented by its Managing Partner Mr. Nihar Mody, S/o. Mr. Kiran Mody, aged about 26 years, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust, 1. Mahesh Desai
Trustee 2. Subodh K. Desai
3. Vinod K. Desai 4. Valmiki K. Desai
Bhupinder Kaur
Nihar Mody
Page 1 of 3

MD
T
SS
JP

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. 29,000/- (Rupees Twenty Nine Thousand 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. 3,500/-
 - b) Rent payable in favour of LESSOR NO. 2 - Rs. 3,500/-
 - c) Rent payable in favour of LESSOR NO. 3 - Rs. 3,500/-
 - d) Rent payable in favour of LESSOR NO. 4 - Rs. 3,500/-
 - e) Rent payable in favour of LESSOR NO. 5 - Rs. 14,000/-
 - f) Rent payable in favour of LESSOR NO. 6 - Rs. 1,000/-

2. The LESSEE shall pay an amount of Rs. 3,48,000/- (Rupees Three Lakhs Forty Eight Thousand 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. 42,000/-
 - b) Security Deposit payable in favour of LESSOR NO. 2 - Rs. 42,000/-
 - c) Security Deposit payable in favour of LESSOR NO. 3 - Rs. 42,000/-
 - d) Security Deposit payable in favour of LESSOR NO. 4 - Rs. 42,000/-
 - e) Security Deposit payable in favour of LESSOR NO. 5 - Rs. 1,68,000/-
 - f) Security Deposit payable in favour of LESSOR NO. 6 - Rs. 12,000/-

3. The lease shall be for a period of five years commencing from 1st September, 2005. 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 10th 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.

For M. C. Modi Educational Trust

[Signature]
Trustee

MD Maheshwari

2. Subodh K. Desai

3. Chandan Desai

V D X 3

[Signature]
Page 2 of 3

val D. Maheshwari

310

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.
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.

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 10/11/2017 and at the place mentioned above.

WITNESSES:

1.

MD *N. H. K. Dasari*
 LESSOR NO. 1

30/7 *Sudhakar K. Dasari*
 LESSOR NO. 2

VDP *Uma K. Dasari*
 LESSOR NO. 3

valid *Abhinav K. Dasari*
 LESSOR NO. 4

2.

D. L. Navasimha Rao
183/184, R.P. Road.
Secunderabad.

OK D. H. K. Dasari
 LESSOR NO. 5
 For M. C. Modi Educational Trust

Trustee
 LESSOR NO. 6

N. H. K. Dasari
 LESSEE

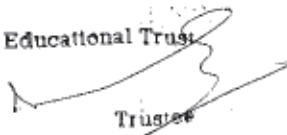
WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 22nd August 2005, 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. 29,000/- (Rupees Twenty Nine Thousand 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. 3,500/-
 - b) Amenities charges payable in favour of OWNER NO. 2 - Rs. 3,500/-
 - c) Amenities charges payable in favour of OWNER NO. 3 - Rs. 3,500/-
 - d) Amenities charges payable in favour of OWNER NO. 4 - Rs. 3,500/-
 - e) Amenities charges payable in favour of OWNER NO. 5 - Rs. 14,000/-
 - f) Amenities charges payable in favour of OWNER NO. 6 - Rs. 1,000/-
2. The HIREE shall enhance the amenity charges by 5% at the end of every year on the then existing amenity charges.
3. The HIREE shall pay the amenities charges for each month on or before the 10th 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.
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. 1,102/- (Rupees One Thousand One Hundred and Two 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.

For M. C. Modi Educational Trust


Trustee

M.D. V. Lakshminarayanan

N. D. Chandrasekhar

BK
Deputy Secy

SD


Subodh K. Das


Nitya

Nal D. Rajmohan Das

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.

2. *Navasimhale*
D.L. Navasimhale.
183/184, R.P. Road,
Secundevabad.

M.D. *Taheshkhan*
OWNER NO. 1

S.D. *Sulabh K. Desai*
OWNER NO. 2

M.D. *Anand K. Desai*
OWNER NO. 3

M.D. *Rajendra K. Desai*
OWNER NO. 4

186/187 Kail
OWNER NO. 5
For M. C. Modi Educational Trust

[Signature]
OWNER NO. 6 Trustee

[Signature]
HIREE

O/c

22nd August 2005.

To,
Mr. Nihar Mody,
M/s. Mody Motors,
R. P. Road,
Secunderabad - 500 003.

Sub: Confirmation of terms of lease for proposed showroom at Soham Mansion, M. G. Road, Secunderabad.

Dear Mr. Nihar Mody,

I would like to confirm the terms of lease for your proposed showroom as follows:

Area : Ground floor 2,230 sft. (super built-up area)
: Basement 500 sft.

Rent : Rs. 58,000/- per month, Rs. 28,000/- payable to Mr. Mahesh Desai & others, Rs. 28,000/- payable to Mrs. Bhupender Kaur and Rs. 2,000/- payable to M C Modi Educational Trust.

Deposit : 3.48 lacs.

Rent increase : 5% per year.

Maintenance charges : 0.40 ps. per sft.

Property tax : To be paid by Lessor

Lease period : 5 + 5 years commencing from 1st September 2005.

Other terms : Premises will be handed over on an as is where is basis, with basic power connection. Interior works, enhancement of electricity power and other improvements shall be done at tenant's cost.

Thank You,

Yours sincerely,



SOHAM MODI

Copy to:

- 1) Mr. Mahesh Desai
- 2) Mr. Tejinder Singh
- 3) Mr. Pramod Modi

Handwritten notes and signatures:
- "22/8/05" (date)
- "Bhupinder Kaur" (signature)
- "10" (number)
- "Nihar Mody" (signature)
- "Mody Motors" (signature)



MODI

PROPERTIES &
INVESTMENTS PVT.LTD.

Off : 5-4-187/3&4, III floor,
M G Road, Secunderabad - 500 003.
Phone : 55335551 (4 lines)
Fax : 040 - 27544058
E-mail : info@modiproperties.com
Visit us at : www.modiproperties.com

MRPL/OUT-120/159/DATE 22/8/05

22nd August 2005.

To,
Mr. Nihar Mody,
M/s. Mody Motors,
R. P. Road,
Secunderabad - 500 003.

Sub: Confirmation of terms of lease for proposed showroom at Soham Mansion, M. G. Road, Secunderabad.

Dear Mr. Nihar Mody,

I would like to confirm the terms of lease for your proposed showroom as follows:

Area : Ground floor 2,230 sft. (super built-up area)
: Basement 500 sft.

Rent : Rs. 58,000/- per month, Rs. 28,000/- payable to Mr. Mahesh Desai & others, Rs. 28,000/- payable to Mrs. Bhupender Kaur and Rs. 2,000/- payable to M C Modi Educational Trust.

Deposit : 3.48 lacs.

Rent increase : 5% per year.

Maintenance charges : 0.40 ps. per sft.

Property tax : To be paid by Lessor

Lease period : 5 + 5 years commencing from 1st September 2005.

Other terms : Premises will be handed over on an as is where is basis, with basic power connection. Interior works, enhancement of electricity power and other improvements shall be done at tenant's cost.

Thank You,

Yours sincerely,

SOHAM MODI.

Copy to:

- 1) Mr. Mahesh Desai
- 2) Mr. Tejinder Singh
- 3) Mr. Pramod Modi

Nihar Mody
24/8/05
16:20 PM

1/ Draft //

16th August 2005.

Dear Nihar,

I am sending you a draft for your approval. I have limited understanding of your business, but I feel that low initial overheads are required to sustain your business in the long term.

Yamaha showroom was paying Rs. 59,000/- per month rent + 7% increase + 12 months deposit + property tax. I have made a concession for you, on behalf of Tejender Singh and Mahesh Desai, as you are financially strong and their property value will be enhanced with your presence.

I hope the terms of lease are fair and reasonable to all the parties involved.

Regards,



SOHAMI MODI.

16th August 2005.

To,
Mr. Balasubrahmanyam,
Area Manager,
M/s. Hero Honda Motors Limited,
3-6-475/3/B/1, 1st Floor,
Kalpavruksha Estates,
Himayathnagar,
Hyderabad - 500 029.

Dear Sir,

Sub: Confirmation of lease of about 2,230 sft. showroom space on the ground floor + 500 sft. of work shop space in the basement of our building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad.

This is to confirm that Mr. Nihar Mody, owner of M/s. Mody Motors has approached us to give on lease the above referred showroom for their two wheeler showroom and workshop. We have agreed to lease out the said premises to Mr. Nihar Mody as per the terms and conditions mutually agreed by both of us.

Thank You.

Yours faithfully,



SOHAM MODI.

dt-13/08/05



Date: 13.08.05

To

Mr. Balasubrahmanyam,
Area Manager,
M/s. Hero Honda Motors Limited,
3-6-475/3/B/1, 1st Floor,
Kalpavruksha Estates, Himayatnagar,
Hyderabad-500029.

Dear Sir,

SUB: NEW TWO WHEELER SHOWROOM – REG.

Mr. Nihar Mody, owner of M/s. Mody Motors has approached us to establish a Two Wheeler Showroom at our premises located at D.No. 5-4-187/3 & 4, Soham Modi Complex, M.G.Road, Secunderabad – 500 003. ^{and Workshop}

We are willing to rent out the above mentioned place to Mr. Nihar Mody as per the lease agreement mutually agreed by both us.

Thanking you,

Yours faithfully,
For **MODI PROPERTIES & INV. PVT. LTD.,**

AUTHORISED SIGNATORY



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 548322

d. No. 1835 Date 12-4-04 100Rs.

L. G. Chimalgi

Sold to Mahesh Desai & others

LEELA G. CHIMALGI
STAMP VENDOR

S/o Kantilal Desai

L. No: 13/97, R. No: 1/2003

For Witness Seef Seebad

5-4-76/A Cellar, Railgunj
SECUNDERABAD - 500 003.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT made and executed at Secunderabad, on this the 12th of April 2004 by and between:-

Shri. Mahesh Desai S/o. Shri. Kantilal Desai aged 62 years, Occupation: Business, residing at 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad – 500 016

Shri. Subodh Desai S/o. Shri. Kantilal Desai aged 55 years, Occupation: Business, residing at 1-11-251/10, Opposite Alladin Mansion, Begumpet, Hyderabad – 500 016

Shri. Vinod Desai S/o. Shri. Kantilal Desai aged 53 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad – 500 016

Shri. Valmick K. Desai S/o. Shri. Kantilal Desai aged 51 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad – 500 016.

hereinafter jointly referred to as the "HIRERS", AND severally as HIREER No.1, HIRER No.2, HIRER No.3, and HIRER No.4 respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni,, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad 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 12th April 2004 the showroom space situated on the Ground Floor of the building known as Soham Mansion, bearing No-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003 having a super built area of about 1,100 sft. on the ground floor of super built-up area from the HIRERS. At the request of the HIREE, the HIRERS 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 HIRERS.

NOW THIS DEED WITNESSETH AS UNDER:

1. The HIREE shall pay amenities charges as per the table given below apart from and along with the rent payable.

Period (Months)	Total Amenitie	Amenities Charges payable to in favour of			
		HIRER No.1	HIRER NO.2	HIRER NO.3	HIRER NO.4
May'03 to Oct'03	Rs. 9,375/-	Rs. 2,343.75	Rs. 2,343.75	Rs. 2,343.75	Rs. 2,343.75
Nov'03 to Jan'04	Rs.10,625/-	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25
Feb'04 to April'04	Rs.12,500/-	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00
May'04 to April'05	Rs.13,250/-	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50
May'05 to Apr'06	Rs.14,045/-	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25
May'06 to Apr'07	Rs.14,888/-	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00
May'07 to Apr'08	Rs.15,781/-	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25

2. The HIREE shall enhance the amenities charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the HIRERS.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the HIRERS 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 @ Rs. 0.50 per sft. for the ground floor and basement per month to the HIRERS, or to any other party/agency/association that the HIRERS may direct, towards the maintenance of common areas, 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 common areas.
- 4) Provision of windows and doors.




- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

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

WITNESSES:

1.



(G. K. Bhat)

HIRER NO.1

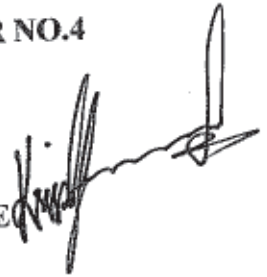
HIRER NO.2

HIRER NO.3

HIRER NO.4

2.  (RAMESH KRISHNA)

HIRER





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 1836 Date 12-4-04 100Rs.

Sold to Mahesh Desai & others

S/o Kantilal Desai

For Self Secured

LEASE AGREEMENT

01AA 548323

LEELA G. CHIMALGI

STAMP VENDOR

L. No: 13/97, R. No: 1/2003

8-4-76/A Cellar, Ranigunj

SECUNDERABAD - 500 003.

This LEASE AGREEMENT made and executed at Secunderabad, on this the 12th day of April, 2004 by and between: -

1. **Shri. Mahesh Desai** S/o. Shri. Kantilal Desai aged 62 years, Occupation: Business, residing at 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad – 500 016
2. **Shri. Subodh Desai** S/o. Shri. Kantilal Desai aged 55 years, Occupation: Business, residing at 1-11-251/10, Opposite Alladin Mansion, Begumpet, Hyderabad – 500 016
3. **Shri. Vinod Desai** S/o. Shri. Kantilal Desai aged 53 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad – 500 016
4. **Shri. Valmick K. Desai** S/o. Shri. Kantilal Desai aged 51 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad – 500 016.

hereinafter jointly referred to as the "LESSORS", AND severally as LESSOR No.1, LESSOR No.2, LESSOR No.3, and LESSOR No.4 respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, 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 on the ground floor admeasuring about 1,100 sft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003. The LESSEE has requested the LESSORS to grant on lease the above said showroom 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 on the ground floor admeasuring about 1,100 sft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent	Rent payable to in favour of			
		LESSOR No.1	LESSOR No.2	LESSOR No.3	LESSOR No.4
May'03 to Oct'03	Rs. 9,375/-	Rs. 2,343.75	Rs. 2,343.75	Rs. 2,343.75	Rs. 2,343.75
Nov'03 to Jan'04	Rs.10,625/-	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25
Feb'04 to April'04	Rs.12,500/-	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00
May'04 to April'05	Rs.13,250/-	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50
May'05 to Apr'06	Rs.14,045/-	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25
May'06 to Apr'07	Rs.14,888/-	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00
May'07 to Apr'08	Rs.15,781/-	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25

- 2) The LESSEE shall pay an amount of **Rs. 2,25,000/-** (Rupees Two Lakhs Twenty Five Thousand Only) as Security Deposit as per the table given below, 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

Total Deposit	Deposit payable to in favour of			
	LESSOR No.1	LESSOR No.2	LESSOR No.3	LESSOR No.4
Rs. 2,25,000/-	Rs. 56,250/-	Rs. 56,250/-	Rs. 56,250/-	Rs. 56,250/-

- 3) The lease shall be for a period of five years, commencing from 1st May 2003. The LESSEE shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The LESSORS 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.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7th 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 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/workshop for Automobile repairs, 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 6% compound at the end of every year.
- 8) The LESSEE shall permit the LESSORS or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The LESSORS agree 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 LESSORS agree 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.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

d. No. 1834 Date 12-4-04 Rs. 100/-
 Sold to Mahesh Desai & others
 S/o Kantilal Desai
 For Whom Self

LEASE AGREEMENT

01AA 548321
 L. G. Chinnai
 LEELA G. CHINMALGI
 STAMP VENDOR
 L. No: 13/97, R. No: 1/0003
 8-4-78/A Cellar, Redeganj
 SECUNDERABAD - 500 003.

This LEASE AGREEMENT made and executed at Secunderabad, on this the 12th day of April, 2004 by and between: -

1. Shri. Mahesh Desai S/o. Shri. Kantilal Desai aged 62 years, Occupation: Business, residing at 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 500 016
2. Shri. Subodh Desai S/o. Shri. Kantilal Desai aged 55 years, Occupation: Business, residing at 1-11-251/10, Opposite Alladin Mansion, Begumpet, Hyderabad - 500 016
3. Shri. Vinod Desai S/o. Shri. Kantilal Desai aged 53 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 500 016
4. Shri. Valmick K. Desai S/o. Shri. Kantilal Desai aged 51 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 500 016.

hereinafter jointly referred to as the "LESSORS", AND severally as LESSOR No.1, LESSOR No.2, LESSOR No.3, and LESSOR No.4 respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, 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 on the ground floor admeasuring about 1,100 sft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003. The LESSEE has requested the LESSORS to grant on lease the above said showroom 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 on the ground floor admeasuring about 1,100 sft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent	Rent payable to in favour of			
		LESSOR No.1	LESSOR No.2	LESSOR No.3	LESSOR No.4
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Nov'03 to Jan'04	Rs.10,625/-	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25
Feb'04 to April'04	Rs.12,500/-	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00
May'04 to April'05	Rs.13,250/-	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50
May'05 to Apr'06	Rs.14,045/-	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25
May'06 to Apr'07	Rs.14,888/-	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00
May'07 to Apr'08	Rs.15,781/-	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25

- 2) The LESSEE shall pay an amount of **Rs. 2,25,000/-** (Rupees Two Lakhs Twenty Five Thousand Only) as Security Deposit as per the table given below, 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

Total Deposit	Deposit payable to in favour of			
	LESSOR No.1	LESSOR No.2	LESSOR No.3	LESSOR No.4
Rs. 2,25,000/-	Rs. 56,250/-	Rs. 56,250/-	Rs. 56,250/-	Rs. 56,250/-

- 3) The lease shall be for a period of five years, commencing from 1st May 2003. The LESSEE shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The LESSORS 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.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7th 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 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/workshop for Automobile repairs, 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 6% compound at the end of every year.
- 8) The LESSEE shall permit the LESSORS or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The LESSORS agree 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 LESSORS agree 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.



ORIGINAL

RECEIPT FOR FEES AND DOCUMENTS

573

రుసుముల యొక్క దస్తావేజుల మొక్క రశీదు

OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD

Received from Sri

Satish Machi

The undermentioned document patta Application No. _____ and fees as under.

శ్రీ Sale వద్ద నుండి దిగువ ఉదహరించిన దస్తావేజు నెం.

పట్టా మరియు దిగువ కనీస రుసుములున్న పుచ్చు కొపడమైనది.

Doct. No. (586/04) of 200 of Book 1

Stamp duty Rs. 100/-

Regn. Fee Rs. 1810

Consideration Rs. AA.R. 36200/-

5% TPT Fee /

Market Value Rs. 1/-

TOTAL 1810

CH.No. 8863 DT-13/4/04

Deficit Stamp duty Rs. 11445

(Rupees Thirteen thousand

TOTAL 13255

three fifty five only)

మెమోరాండం / Memorandum

User Charges 100

Travelling allowance _____ Kilometers

Grand Total Rs. 13355

కిలో మీటర్లకు ప్రయాణపు ఖర్చు

ప్రాసెస్ రుసుము / Process Fee

Patta & Travelling allowance to in witnesses

సాక్షులకు బత్తా మరియు ప్రయాణపు ఖర్చు

పోస్టేజి / Postage

Extra fee under Section 30 (1)

30 (2)

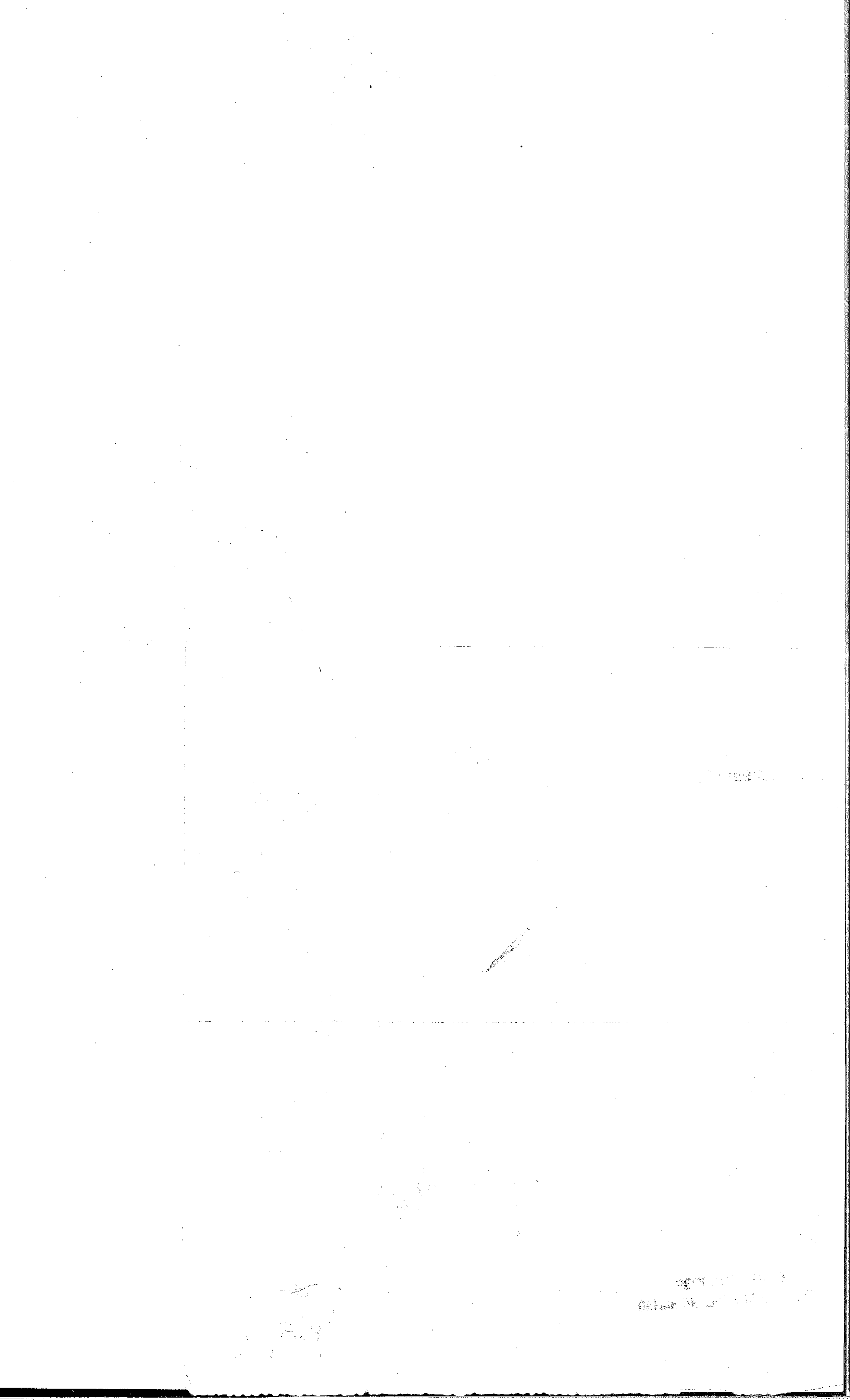
సెక్షను 30 (1) క్రింద అదనపు రుసుము

30 (2)

13/4/04

తర్జుమా / Filing Transaction

~~SSUB-REGISTRAR~~
SE Secunderabad
సబ్ - రిజిస్ట్రారు
సికింద్రాబాద్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
10/4/2004

01AA 548298

L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L No: 15/97 dated 1/2003
5-4-76/A C-10 Ranigunj
SECUNDERABAD - 500 003.

s. No. 1792
Sold to... *Satish Modi*
S/o... *Manilal C. Modi*
For Whom... *Satish*

Satish

LEASE AGREEMENT

This **LEASE AGREEMENT** made and executed at Secunderabad, on this the 13th day of April, 2004 by and between: -

Shri Satish Modi, S/o. Late Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad – 500 034 hereinafter — referred to as the “LESSOR” which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the “LESSEE” (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the LESSOR is the absolute owner of the showroom space on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003. The LESSEE has requested the LESSOR to grant on lease the above said showroom space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

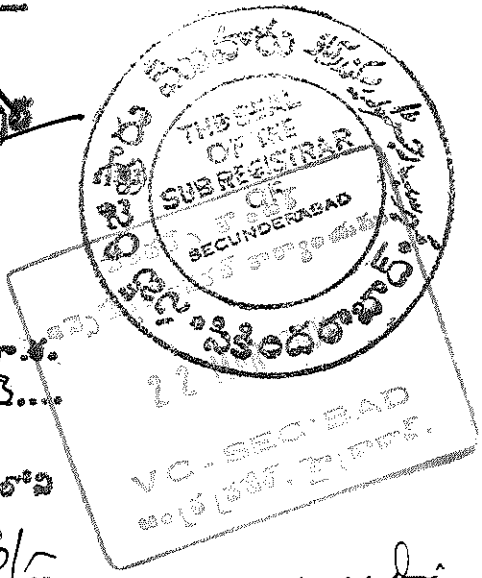
Krishna Prasad Immanni

Satish Modi

730
A
594

దస్తావేజు సంఖ్య 586/004
 వ ప్రస్తుతము 1 1926 వా. శ. నం.
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5
 ఈ కాగితము వరుస సంఖ్య 1

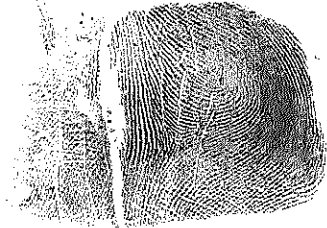
~~మం. కృష్ణారావు~~



2004వ సంవత్సరము అక్టోబరు లో 13 తేది 1926 వా.శ.
సతీశ్ మోడి హామం 2 మరణము 3
 గణించు కుటుంబ సభ్యులైన సతీశ్ మోడి కు కార్యాలయములో
 తీ Satish Modi విశిష్టమం బట్టము. 1138 లోపి
 సెక్షన్ లో సతీశ్ మోడి కు చెందిన వస్తువులను అమ్మిన విషయం గురించి
 పేరు మార్చుకొని సతీశ్ మోడి కు చెందిన వస్తువులను అమ్మిన విషయం గురించి
 విచారణకు దాఖలు చేసిన రుసుము రూ. 1810/-
 ప్రాసియూట్ చేయబడినది.
 అవమంతులైన వారు

Satish Modi

Satish Modi



NAME Satish Modi S/O. late. Manilal C. Modi
 OCC Business R/O Plot No. 280, Jubilee Hills,
Hyderabad.

అదే రుసుము ప్రతి

~~మం. కృష్ణారావు~~



NAME Krishna Prasad Immannu S/O. Sheshagiri Rao
 OCC Business R/O Plot No. 115/A, Hanumanji
Co-op Society, Brig. Sted Road, Badli, Sec'bad

దికానింపినది

1 Ramesh

NAME Ramesh Reddy S/O. Padma Reddy
 OCC Service R/O Su-187, 3rd, 1st, 2nd Road
Sec'bad

2 Ramesh

NAME Ramesh Krishna S/O. K.V. Subbarao
 OCC Service R/O Sec'bad

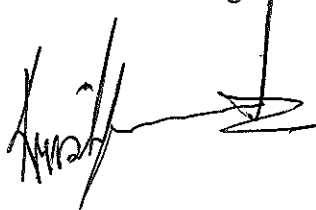
2004వ సం. అక్టోబరు నెలలో వ తేది నవ. ~~మం. కృష్ణారావు~~
 1926వ వా. శ. సతీశ్ మోడి హామం 2 వ తేది

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 showroom space on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent
May'03 to Oct'03	Rs. 20,625/-
Nov'03 to Jan'04	Rs. 23,375/-
Feb'04 to April'04	Rs. 27,500/-
May'04 to April'05	Rs. 29,150/-
May'05 to Apr'06	Rs. 30,899/-
May'06 to Apr'07	Rs. 32,753/-
May'07 to Apr'08	Rs. 34,718/-

- 2) The lease shall be for a period of five years, commencing from 1st May 2003. The LESSEE shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 3) 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.
- 4) 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.
- 5) "The LESSOR and LESSEE hereby admits and confirm the Schedule lease property is under Mortgage by way of Deposit of Title Deeds in favour of SYNDICATE BANK. The Lessor and LESSEE hereby further confirms that the rights under this lease deed are subject to the Mortgage in favour of the Bank.
- 6) The LESSOR and LESSEE hereby confirms that if the Bank enforces the Mortgage, for recovery of its dues with the intervention or without intervention of the Courts, then, the Lease is deemed to be terminated automatically irrespective of the period of lease mentioned in this Lease Agreement.



Sahel Moh.

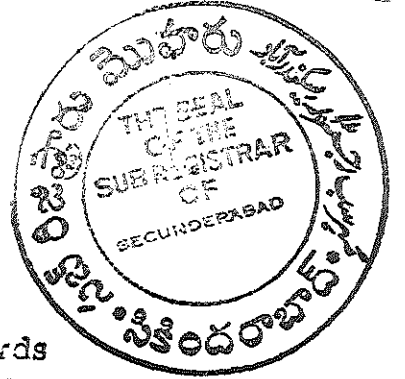
దస్తావేజు సంఖ్య 586/1004
 వ వు స్తకమా 1 1926 నా. శ. సు.
 దస్తావేజుల మొత్తు కొగితముల సంఖ్య 5
 ఈ కొగితము వరుస సంఖ్య 2

~~సబ్ రిజిస్ట్రార్~~

CERTIFICATE OF REGISTRATION

Registered as Document No: 586
 of 2004 (1926 SE)
 of Book - 1 and assigned the
 Identification Number 1606 1-594-2004
 for Scanning.

Date: 13/4/2004 ~~Registering Officer~~



Rs. 11445 towards
 Stamp Duty including Transfer Duty u/s. 41 of I. S. Act
 and Rs. 1870
 towards Registration fee on the chargeable value of
 Rs. 361500 were paid by the party
 through SBH Receipt Number 8863
 dated 13-4-04 at Kavadiguda Branch.

~~SUB-REGISTRAR
SECUNDERABAD~~

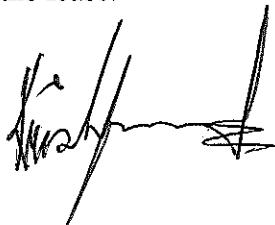
- 7) The LESSEE has agreed to deposit the monthly lease (rental) amounts directly into the loan account of the LESSOR with SYNDICATE BANK, JEERA COMPOUND BRANCH, SECUNDERABAD.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
- 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 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/workshop for Automobile repairs, 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 6% compound 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.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises.

THE LESSOR HEREBY COVENANTS AS UNDER:

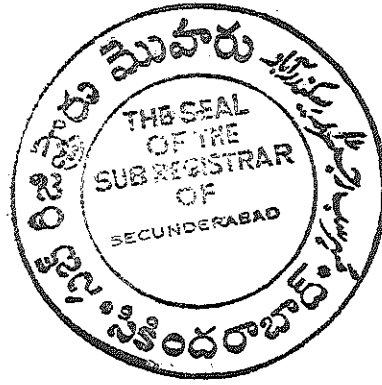
1. The LESSOR agree not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
2. The LESSOR agree to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other 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.



Sateesh mub.

దస్తావేజు సంఖ్య 5816/1004
వ ప్రకటనా 1 1926 కా క నం
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5
ఈ కాగితము వరుస సంఖ్య 3

~~సబ్ రిజిస్ట్రార్~~




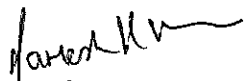
DESCRIPTION OF THE DEMISED PORTION

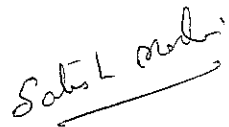
All that portion on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003 bounded by:

NORTH by	: 1,100 S.ft belongs to Mr. Mahesh Desai & Others which is occupied by M/s. Metal Creek Motors
SOUTH by	: Premises occupied by Bank of Baroda
WEST by	: Open land & parking area.
EAST by	: M. G. Road

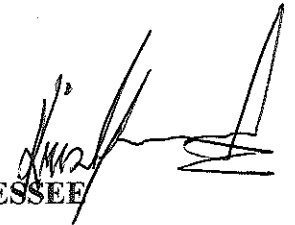
IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. 
(K. Prabhakar Reddy)
2. 
(Ramesh Krishna)

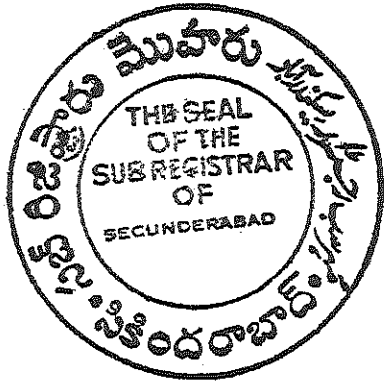


LESSOR

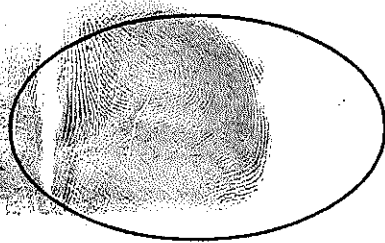

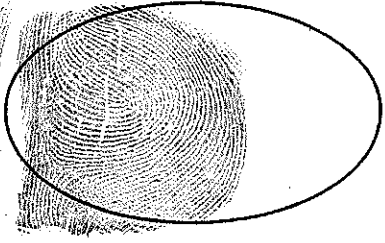
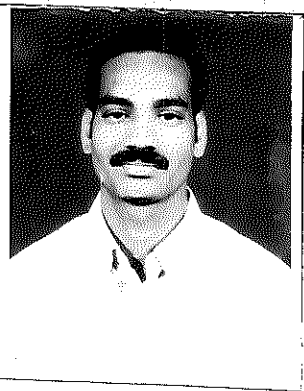
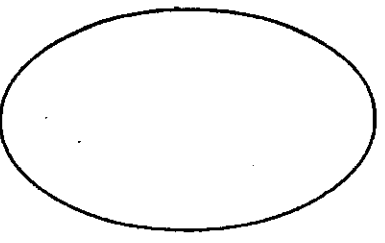
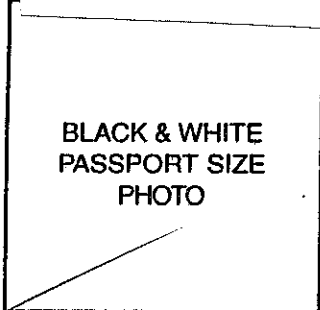
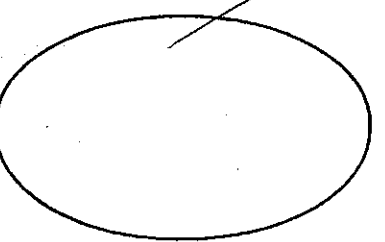
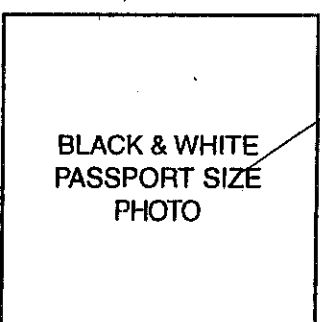

LESSEE

దస్తావేజు సంఖ్య 586/1004
వ వు స్తకము 1 1926 కా. శ. నం.
దస్తావేజుల మొత్తు కౌగితముల సంఖ్య 5
ఈ కౌగితము వరుస సంఖ్య 4

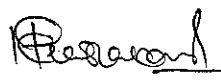
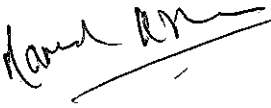
~~పబ్లికేషన్~~

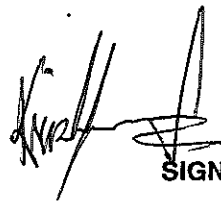



**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER</u>
			<p>LESSOR:</p> <p><u>MR. SATISH MODI</u></p> <hr/> <p><u>R/o. Plot NO. 280,</u></p> <hr/> <p><u>Jubilee Hills,</u></p> <hr/> <p><u>HYDERABAD - 500 034.</u></p> <hr/> <p>LESSEE:</p> <p><u>M/s. METAL CREEK MOTORS,</u></p> <hr/> <p><u>Rep by It Proprietor</u></p> <hr/> <p><u>MR. Krishna Prasad Immanni</u></p> <hr/> <p><u>R/o. Plot no. 115/A, Hanumanji</u></p> <hr/> <p><u>Co-operative Society, Brig</u></p> <hr/> <p><u>Syed Road, Tad bund,</u></p> <hr/> <p><u>SGC UNDERABAD.</u></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
			
			
			

SIGNATURE OF WITNESSES

1. 
2. 

SIGNATURE OF THE EXECUTANT'S

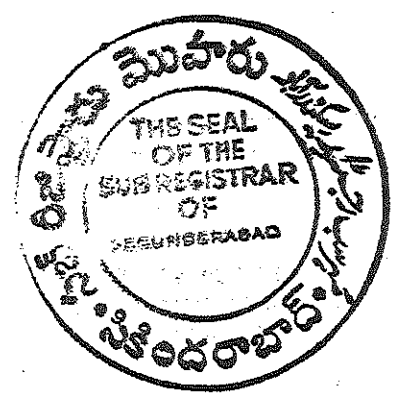
PHOTOGRAPHED AT BANGALORE
దస్తావేజు సంఖ్య 586/1004

వ వుత్తరము 1 1928 శా. శ సం॥

దస్తావేజుల మొత్తు కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 5

~~సబ్ రిజిస్ట్రార్~~



సబ్ రిజిస్ట్రార్ సెకండరాబాద్



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S. No. 1873 Date 13/4/2004 Rs. 100
Held to Satish Modi
By Manilal C. Modi
For Sec 2

01AA 558588
L. G. Chimaigi
LEELA G. CHIMAIGI
STAMP VENDOR
L. No: 13/97, R. No: 11/97
8-4-76/A. Cellar, Ramoji
SECUNDERABAD - 500 003.

DEPOSIT AGREEMENT

THIS AGREEMENT FOR PAYMENT OF SECURITY DEPOSIT is made and executed on this the 13th day of April 2004 between:

Shri Satish Modi, S/o. Late Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad – 500 034 hereinafter jointly 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/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immani, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the “LESSEE” (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the LESSOR is the absolute owner of the showroom space on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003. (hereinafter collectively referred to as “the Leased Premises”). The LESSEE has requested the LESSOR to grant on lease the above said Leased Premises and the LESSOR agreed to give on lease on the terms and conditions specified in the lease agreement dated 13th April 2004.

Satish Modi


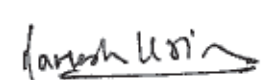
AND WHEREAS in furtherance of the said Lease Agreement, the LESSEE has agreed to deposit with the LESSOR a sum of **Rs.4,95,000/-** (Rupees Four Lakhs Ninty Five Thousand only) as and by way of security deposit (hereinafter referred to as "the said deposit") on the terms and conditions hereinafter mentioned.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The LESSEE has, on or before the execution of this Agreement, deposited with the LESSOR the said deposit as an interest-free security deposit which shall remain deposited with the LESSOR during the subsistence and operation of the said Lease Agreement and the renewal, if any, thereof.
2. This Agreement shall remain in force upto the date on which the said Lease Agreement or any renewal thereof expires by efflux of time or until the said Lease Agreement or its renewal is, earlier determined or terminated as provided therein or comes to an end for any reason whatsoever.
3. The LESSOR hereby further agrees, undertakes with the LESSEE that during the subsistence of this Agreement and upon the LESSEE performing and observing the terms and conditions of this Agreement and Lease Agreement, the LESSOR shall not, in any way, hinder or obstruct the LESSEE in the use and enjoyment of the leased premises.

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

WITNESSES:

1. 
(Presence Rectang)
2. 
(RAMESH KRISHNA)


LESSOR


LESSEE

4. To initiate steps for recovery of said rent and all other sums of money that may be due to me/us from the lessee/tenant/licensee and initiate proceedings for eviction of the Lessee/tenant/licensee and take possession of the said property, in the event of non payment of the said rent/any other sum due to me/us by the Lessee/tenant/licensee.

I confirm that the bank shall have first charge over the said rent and all other monies due to us from the lessee/tenant/licensee in respect of the said property.

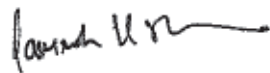

I further confirm that the said property and the rent are free from any charge, interest, encumbrance or assignment in favour of any other person.

This power of Attorney is executed by me/us in favour of the Bank is irrevocable and shall be in force until all the loans availed by us from the bank are cleared in full.


In witness whereof I have set our hands to this power of attorney on the day month and year herein above written.

SIGNATURE.
(SATISH MOOI)

Witnesses:

- 1. 
RAMESH KRISHNA
- 2. 
SATISH KUMAR

ATTESTED


Ch. Yadagiri,
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
R.R. DIST. SECUNDERABAD,
Ph: 31147356, 27717191





ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 1874 13/4/2004 10220
 Sold to Satish Modi
 By Manilal C. Modi
 For Whom Self

01AA 558589
 L.G. Chimalgi

LEELA G. CHIMALGI
 STAMP VENDOR
 L No: 13/97, R. No: 1/ 13
 5-4-76/A Cellar, P...
 SECUNDERABAD - 500 013

See

DEPOSIT AGREEMENT

THIS AGREEMENT FOR PAYMENT OF SECURITY DEPOSIT is made and executed on this the 13th day of April 2004 between:

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AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the “LESSEE” (which term shall mean and include whenever the context may so require its successors-in-interest);

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Satish Modi

Immanni

AND WHEREAS in furtherance of the said Lease Agreement, the LESSEE has agreed to deposit with the LESSOR a sum of **Rs.4,95,000/-** (Rupees Four Lakhs Ninty Five Thousand only) as and by way of security deposit (hereinafter referred to as "the said deposit") on the terms and conditions hereinafter mentioned.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The LESSEE has, on or before the execution of this Agreement, deposited with the LESSOR the said deposit as an interest-free security deposit which shall remain deposited with the LESSOR during the subsistence and operation of the said Lease Agreement and the renewal, if any, thereof.
2. This Agreement shall remain in force upto the date on which the said Lease Agreement or any renewal thereof expires by efflux of time or until the said Lease Agreement or its renewal is, earlier determined or terminated as provided therein or comes to an end for any reason whatsoever.
3. The LESSOR hereby further agrees, undertakes with the LESSEE that during the subsistence of this Agreement and upon the LESSEE performing and observing the terms and conditions of this Agreement and Lease Agreement, the LESSOR shall not, in any way, hinder or obstruct the LESSEE in the use and enjoyment of the leased premises.

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

WITNESSES:

1. Rasouan
(Rasouan Raddu)
2. Ramesh Krishna
(RAMESH KRISHNA)

Satish Moh.
LESSOR

[Signature]
LESSEE



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
101462004

#. No... 1789... Date... 10/04/2004... Rs... 100.00

Sold to... Satish Modi

S/o... Manilal C. Modi

For Whom... Satish

Sec
2

01AA 548295
L-G-Cl...
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/97... 1/2003
5-4-76/A C-ilar, Ranigunj
SECUNDERABAD - 500 003.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 13th of April 2004 by and between:-

Shri Satish Modi, S/o. Late Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the “HIRER”, (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni,, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad 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 13th April 2004 the showroom space & common workshop space, situated on the Ground Floor & Basement of the building known as Soham Mansion, bearing No-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 2,835 sft. on the ground floor and 1300 sft. of super built-up area in the Basement floor, from the HIRER. At the request of the HIREE, the HIRER has 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 HIRER.

Satish Modi

Manilal C. Modi

NOW THIS DEED WITNESSETH AS UNDER:

1. The HIREE shall pay amenities charges as per the table given below apart from and along with the rent payable.

Period (Months)	Total Amenities
May'03 to Oct'03	Rs. 20,625/-
Nov'03 to Jan'04	Rs. 23,375/-
Feb'04 to April'04	Rs. 27,500/-
May'04 to April'05	Rs. 29,150/-
May'05 to Apr'06	Rs. 30,899/-
May'06 to Apr'07	Rs. 32,753/-
May'07 to Apr'08	Rs. 34,718/-

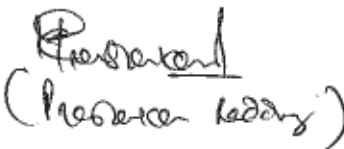
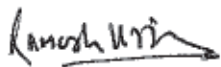
2. The HIREE shall enhance the amenities charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the HIRER.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the HIRER 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 @ Rs. 0.50 per sft. for the ground floor and basement per month to the HIRER, or to any other party/agency/association that the HIRER may direct, towards the maintenance of common areas, 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 common areas.
- 4) Provision of windows and doors.
- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

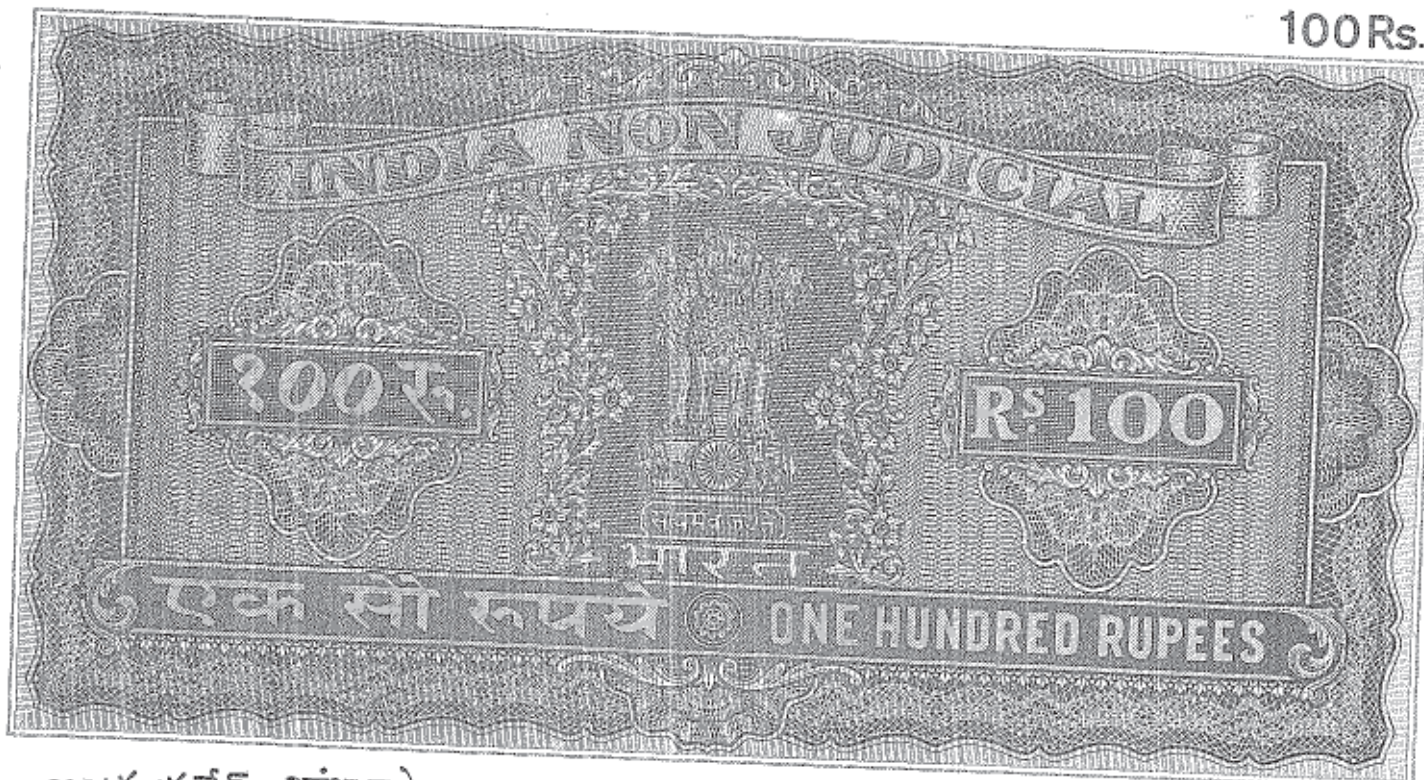
IN WITNESS WHEREOF the HIREE and the HIRER have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. 
(Ramesh Krishna)
2. 
RAMESH KRISHNA


HIRER


HIREE



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 No. 1876 Date 13/4/2004 Re. 100/-
 Held to Satish Modi
 By Manilal C. Modi
 For Whom Satish Modi

01AA 558590
 L. G. Chinnappa

DEEPA G. CHIMALGI
 STAMP VENDOR
 L No: 13/97, R. No: 1/03
 5-4-76/A, Cellar, Ramana
 SECUNDERABAD - 500 003

See

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Satish Modi

Handwritten signature

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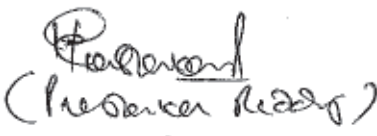

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WITNESSESS:

1. 
(RAMESH KRISHNA)
2. 
(RAMESH KRISHNA)


HIRER


HIRER