



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 826 Date 1/2/06 Rs. 50/-
 Sold to Shri Kokilaben J. Kadakia
 By Jayanti Lal M. Kadakia.
 For Whom Self Sec-BAD

L. G. Chimalgi
 215757
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2003
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

SECURITY DEPOSIT AGREEMENT

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 12th day of February 2006.

Between

M/s. C. S. R. Hotels Private Limited, having its registered office at 3-5-947 & 948, CC Complex, Hotel Sudarshan, Narayanguda, Hyderabad - 500 029, represented by its Managing Director Shri Sashidhar Reddy, S/o. Mr. Somi Reddy, resident of 1-10-40/47, 101, Saikrupa Apartments, Street No. 2, Ashok Nagar, Hyderabad.

(LESSEE)

And

Shri Valmick K. Desai HUF, represented by its Karta Shri Valmick K. Desai S/o. Shri. Kantilal B. Desai, aged about 53 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 1)

Kokilaben J. Kadakia

Shakti Desai
Shri Valmick K. Desai
Shri Kantilal B. Desai
Shri Sashidhar Reddy
Shri Somi Reddy
Shri Sashidhar Reddy
Shri Somi Reddy



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 827 Date 12/06 2011 50R
 Sold to Smt. Kokilaben. J. Kadakia
 W/o Jayantilal. M. Kadakia
 For Whom Self SCLBAD

L. G. Chimalgi
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 05/2003
 5-4-76/A, Collier, Ranigunj
 SECUNDERABAD-500 003

Shri Vinod K. Desai HUF represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 55 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 2)

Shri Subodh K. Desai HUF represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 57 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 3)

Shri Mahesh K. Desai HUF represented by its Karta Shri Mahesh K. Desai S/o. Shri. Kantilal B. Desai, aged about 61 years, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 4)

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR - 5)

S. Kadakia
 (S. No.)

(S. No.)
 (Kartalmanubala)

(S. No.)
(S. No.)
 Kokilaben J. Kadakia
 Mahesh Desai

Shakti Desai
Asst. Manager

Vinod Desai
 Vinod

Subodh Desai
 Subodh Desai

Mahesh Desai
 Mahesh Desai

Shri Sharad J. Kadakia S/o. Late Shri Jayantilal M. Kadakia aged about 47 years residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR - 6)

Shri Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years residing at #910, South Elcamino, Real Samclemante, California - 92672, U.S.A.

(LESSOR - 7)

Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia, aged about 73 years residing at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad.

(LESSOR - 8)

Shri Sharad J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Shri Sharad J. Kadakia, S/o. Late Shri Jayantilal M. Kadakia.

(LESSOR - 9)

Shri Rajesh J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia.

(LESSOR - 10)

(Collectively hereinafter referred to as LESSORS)

The expressions LESSEE and LESSOR- 1, LESSOR-2, LESSOR-3, LESSOR-4, LESSOR-5, LESSOR-6, LESSOR-7, LESSOR-8, LESSOR-9 and LESSOR-10 shall unless excluded by or repugnant to the subject or context shall deem to include their respective legal heirs, executors, administrators, successor and/or assigns.

Description of Property

Super Built-up Area of 19,000 sft. in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.), and Second Floor (7,450 sft.), in building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.

(Referred herein as Scheduled Premises)

WHEREAS:

1. The LESSORS 1 to 10 has permitted the LESSEE to use the Schedule Premises on lease vide Lease Deed dated ____ February 2006 which is registered as document no. _____ in the Office of the Sub-Registrar, Secunderabad and General Amenities Agreement dated ____ February 2006 which is registered as document no. _____ in the Office of Sub-Registrar, Secunderabad, on the terms and conditions set out therein.
2. The LESSORS 1 to 10 further and in continuation of the terms and conditions of the lease set out in above two referred agreements has asked the LESSEE to place with them an Interest Free Refundable Security Deposit of Rs. 15,60,000/- (Rupees Fifteen Lakhs Sixty Thousand Only) to be refunded by the LESSORS 1 to 10 to the LESSEE against return of possession of Scheduled Premises at the expiry or sooner determination of the above referred Lease Deed and General Amenities Agreements.

SS Kadakia
S.S.K.

Sharanimalambala
S.S.K.

Shahid

Sharanimalambala
Vidua

Sharanimalambala
Vidua -3-

Sharanimalambala
Subodh

Kokilaben J. Kadakia
Mahesh

Kokilaben J. Kadakia

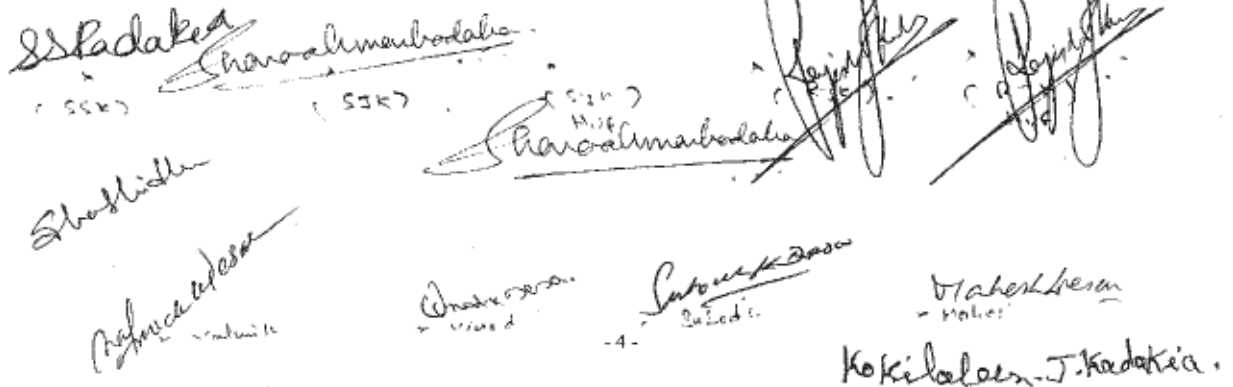
- At the request of the LESSORS 1 to 10 the LESSEE has agreed to place the amount of Interest Free Refundable Security Deposit of Rs. 15,60,000/- (Rupees Fifteen Lakhs Sixty Thousand Only) for due performance of the contract.
- The parties hereto are desirous of recording the above payment and terms of refund of Interest Free Refundable Security Deposit into writing.

NOW THEREFORE THIS SECURITY DEPOSIT AGREEMENT WITNESSETH AS FOLLOWS:

- The LESSEE agrees to place with the LESSORS 1 to 10 an Interest Free Refundable Security Deposit of Rs. 15,60,000/- (Rupees Fifteen Lakhs Sixty Thousand Only) on or before ___ February 2006. Since there are various LESSORS of the Scheduled Premises the said deposit is to be placed with the respective LESSORS as given herein proportionately.
- The LESSEE in pursuance of the above agreement has placed the above said Security Deposit of Rs. 15,60,000/- (Rupees Fifteen Lakhs Sixty Thousand Only) as detailed herein.

Name Of The Lessor	Amount Of Deposit (Rs.)
LESSOR -1 Shri Valmick K. Desai (HUF)	82,105.00
LESSOR -2 Shri Vinod K. Desai (HUF)	82,105.00
LESSOR -3 Shri Subodh K. Desai (HUF)	82,105.00
LESSOR -4 Shri Mahesh K. Desai (HUF)	82,105.00
LESSOR -5 Smt. Swati S. Kadakia	1,10,047.00
LESSOR -6 Shri Sharad J. Kadakia	3,11,615.00
LESSOR -7 Shri Rajesh J. Kadakia	3,56,262.00
LESSOR -8 Smt Kokilaben J Kadakia	1,66,843.00
LESSOR -9 Shri Sharad J. Kadakia (HUF)	1,44,773.00
LESSOR -10 Shri Rajesh J. Kadakia (HUF)	1,42,039.00
TOTAL:	15,60,000.00

- The receipt of the above deposit by the LESSORS 1 to 10 respectively as detailed above is admitted and acknowledged by them and a separate receipt by the respective LESSORS have also been issued to the LESSEE.
- The Lease Deed and General Amenities Agreements referred herein above, inter-alia provides for enchantment of lease rent and General Amenities charges of 6% once in every one (1) year of the last rent paid. It has been agreed between the parties that the Security Deposit shall also be enhanced correspondingly from time to time so as to equal such deposit to Six (6) months' prevailing rent and amenities charges.
- This Security Deposit agreement shall be renewed along with Lease Deed dated ___ February 2006 and General Amenities Agreement dated ___ February 2006 which are referred herein after five (5) years, on the same terms and conditions contained herein.



 Shri Valmick K. Desai (HUF)

 Shri Vinod K. Desai (HUF)

 Shri Subodh K. Desai (HUF)

 Shri Mahesh K. Desai (HUF)

 Smt. Swati S. Kadakia

 Shri Sharad J. Kadakia

 Shri Rajesh J. Kadakia

 Smt Kokilaben J Kadakia

 Shri Sharad J. Kadakia (HUF)

 Shri Rajesh J. Kadakia (HUF)

6. The LESSORS 1 to 10 shall refund the entire amount of the Security Deposit to the LESSEE simultaneously with the LESSEE surrendering vacant possession of the Scheduled Premises on expiration of the Lease Deed and General Amenities Agreements referred herein above or on earlier termination, as the case may be subject to deduction of dues payable by the LESSEE as a result their use of the Scheduled Premises. The LESSEE shall endeavor to re-instate the Scheduled Premises to its original condition prior to handing over physical possession of the same. The LESSEE shall inform the LESSOR 1 to 10 prior to such handing over of physical possession and shall endeavor to carry out such repairs as the LESSORS may suggest except normal wear and tear. In case the LESSEE fails to carry out such repairs, the LESSORS 1 to 10 can deduct out of the deposit amount cost of such works and repairs required to reinstate the Scheduled Premises to its original conditions.
7. In the event of the LESSORS 1 to 10 failing to refund the deposit amount upon LESSEE performing and fulfilling all its obligations, the same shall be refunded along with interest @18% per annum until the entire deposit amount is repaid in full.

IN WITNESS WHEREOFF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

WITNESS:

For M/s. C. S. R. Hotels Private Limited)

1.

Sashidhar Reddy
(Sashidhar Reddy),
Managing Director.
LESSEE

2.

* *Valmick K. Desai*
(Shri Valmick K. Desai HUF)
LESSOR - 1

* *Vinod K. Desai*
(Shri Vinod K. Desai HUF)
LESSOR - 2

* *Subodh K. Desai*
(Shri Subodh K. Desai HUF)
LESSOR - 3

* *Mahesh K. Desai*
(Shri Mahesh K. Desai HUF)
LESSOR - 4

(SIC) *S Kadakia*

(Smt. Swati S. Kadakia)
LESSOR - 5

(SIC) *Sharad J Kadakia*

(Shri Sharad J. Kadakia)
LESSOR - 6

(RSC) *Rajesh J Kadakia*

(Shri Rajesh J. Kadakia)
LESSOR - 7

Kokilaben J. Kadakia

(Smt. Kokilaben J. Kadakia)
LESSOR - 8

(SIC HUF) *Sharad J Kadakia HUF*

(Shri Sharad J. Kadakia HUF)
LESSOR - 9

(RSC HUF) *Rajesh J Kadakia HUF*

(Shri Rajesh J. Kadakia HUF)
LESSOR - 10



आन्ध्र प्रदेश ANDHRA PRADESH

A. No. 826 Date 11/2/06 M. 50/-
 Sold to Shri Kokilaben J. Kadakia
 By Jayanti Lal H. Kadakia.
 For Whom self Sec- BAD

L. G. Chimalgi
 215757
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2003
 5-4-76/A, Collar, Ranigunj
 SECUNDERABAD-500 003

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Kokilaben J. Kadakia.
 (LESSOR - 1)

Valmick K. Desai
Kokilaben J. Kadakia

Shashidhar Reddy
Kokilaben J. Kadakia
Shri Valmick K. Desai
Shri Kantilal B. Desai
Shri Sashidhar Reddy
Shri Somi Reddy



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827 2/06 50/-
 Sold to Shri Kokilaben. J. Kadakia
 W/o Jayantilal. M. Kadakia
 For Whom Self SCLBAD

L. G. Chimalgi
 215758
LEELA G. CHIMALGI
 STAMP VENDOR
 I. No. 00-2003
 5-4-76/A, Chhatra, Ranigunj
 SECUNDERABAD-500 003

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 Sharad J. Kadakia
 (SCLBAD)

Shakti
 Ashok Lalasa
 (SCLBAD)

Shri Vinod Desai
 Vinod

Subodh Desai
 Subodh Desai

Kokilaben J. Kadakia
 Kokilaben J. Kadakia

Mahesh Desai
 Mahesh Desai

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(Collectively hereinafter referred to as LESSORS)

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SS Kadakia
Smt. Kokilaben J. Kadakia

Shakti

Shri Rajesh J. Kadakia
Rajesh

Shri Sharad J. Kadakia
Sharad

Shri Rajesh J. Kadakia
Rajesh

Shri Sharad J. Kadakia
Sharad

Shri Rajesh J. Kadakia
Rajesh

Kokilaben J. Kadakia

6. The LESSORS 1 to 10 shall refund the entire amount of the Security Deposit to the LESSEE simultaneously with the LESSEE surrendering vacant possession of the Scheduled Premises on expiration of the Lease Deed and General Amenities Agreements referred herein above or on earlier termination, as the case may be subject to deduction of dues payable by the LESSEE as a result their use of the Scheduled Premises. The LESSEE shall endeavor to re-instate the Scheduled Premises to its original condition prior to handing over physical possession of the same. The LESSEE shall inform the LESSOR 1 to 10 prior to such handing over of physical possession and shall endeavor to carry out such repairs as the LESSORS may suggest except normal wear and tear. In case the LESSEE fails to carry out such repairs, the LESSORS 1 to 10 can deduct out of the deposit amount cost of such works and repairs required to reinstate the Scheduled Premises to its original conditions.
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IN WITNESS WHEREOFF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

WITNESS:

For M/s. C. S. R. Hotels Private Limited)

1.

Sashidhar Reddy
(Sashidhar Reddy),
Managing Director.
LESSEE

2.

* *Valmick K. Desai*
(Shri Valmick K. Desai HUF)
LESSOR - 1

* *Vinod K. Desai*
(Shri Vinod K. Desai HUF)
LESSOR - 2

* *Subodh K. Desai*
(Shri Subodh K. Desai HUF)
LESSOR - 3

* *Mahesh K. Desai*
(Shri Mahesh K. Desai HUF)
LESSOR - 4

(SIC) *Skadakia*

(Smt. Swati S. Kadakia)
LESSOR - 5

(SIC) *Charoalmanbodaha*

(Shri Sharad J. Kadakia)
LESSOR - 6

(SIC) *Rajesh Kadakia*

(Shri Rajesh J. Kadakia)
LESSOR - 7

Kokilaben J. Kadakia

(Smt. Kokilaben J. Kadakia)
LESSOR - 8

(SIC HUF) *Charoalmanbodaha*

(Shri Sharad J. Kadakia HUF)
LESSOR - 9

(SIC HUF) *Rajesh Kadakia*

(Shri Rajesh J. Kadakia HUF)
LESSOR - 10

Soham Modi

Adm - Sai

From: "Shashi" <chamala.shashi@gmail.com>
Date: 11 January 2014 10:14
To: <soham@modiproperties.com>
Subject: Ghmc works reg

Dear mr Soham,

Sorry for the irregularities in rents, Iam trying my level best to get them into order. Will surely do it by the end of this month. The contractors of Ghmc are troubling us everyday saying they will dig the front part and carry on with their work. As per our last meeting you said we will get a letter from them but they are denying it. Pls look into the matter.

Regards
Shashidhar reddy

Sent from my iPhone=

Sonela

From,
Kokilaben J. Kadakia & others
5-4-187/3&4, II Floor,
Soham Mansion,
M.G.Road,
Secunderabad.

To,
CSR Hotels Pvt. Ltd.,
3-5-947, 948, CC Complex,
Narayanaguda,
Hyderabad.

Date: 27.02.2007

Sub.: Issue of NOC.

Ref: 1. The agreement of lease between CSR Hotels & Mrs. Kokilaben Kadakia & Others dated 17th February, 2006 for the premises known as S.M. Modi Commercial Complex situated at Necklace Road, Secunderabad.
2. Your Letter. Received by us on 27.02.2007 for NOC.

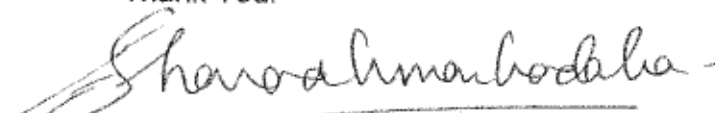
Dear Mr. Shashidhar Reddy,

With reference to the above we hereby confirm that we have no objection to your agreement/understanding with M/s. The Residence subject to the following:

- a. You shall continue to be the lessee as per the terms and conditions of our lease and shall be solely responsible for payment of rent and amenities charges to M/s. Kokilaben Kadakia & others regularly.
- b. M/s. The Residence shall not have or claim any tenancy rights or leasehold rights on the said building.
- c. Your agreement/ understanding with M/s. The Residence shall stand cancelled/terminated/expired as and when the lease between you and M/s. Kokilaben Kadakia & others is cancelled/terminated/expired.

Please send us the copy of understanding /agreement between yourself and M/s. The Residence attested by you as true copy for our records.

Thank You.


Yours sincerely
For Kokilaben J. Kadakia & others

From,
Smt. Kokilaben J Kadakia,
R/o. 5-2-223, Gokul Building,
III Floor, Distillery Road,
Secunderabad - 500 003,

Date: 02.01.10

To,
Shashidhar Reddy,
C/o. The Residence,
5-4-187/5, S.M. Modi Complex,
Karbala Maidan,
Necklace Road,
Secunderabad.

Dear Sir,

Sub.: Payment of rent in favour of Rajesh J Kadakia & Sharad J Kadakia.

You have taken on lease apportion of the building known as S.M. Commercial Complex from the Kadakia family by way of several registered lease deeds and general amenities agreements. Portion of the leased premises belonging to Swati S Kadakia and Kokilaben J Kadakia have been gifted to Rajesh J Kadakia and Sharad J Kadakia. The copy of the registered gift deeds is enclosed herein.

I request you to pay the rent and amenity charges from 20th November, 2009 in favour of Rajesh J Kadakia and Sharad J Kadakia as per the following details

S. No.	Original owner	New owner	Area in sft	Gross rent & Amenity charges
1	Rajesh Kadakia	Rajesh Kadakia	4,339	Rs. 70,718/-
2	Sharad J Kadakia	Sharad J Kadakia	3,795	Rs. 61,854/-
3	Kokilaben J Kadakia	Sharad J Kadakia	2,031	Rs. 33,120/-
4	Swathi Kadakia	Rajesh Kadakia	1,340	Rs. 21,846
5	Swathi Kadakia	Rajesh Kadakia	782	Rs. 21,200/-
6	Rajesh Kadakia HUF	Rajesh Kadakia HUF	1,730	Rs. 28,194/-
7	Sharad J Kadakia HUF	Sharad J Kadakia HUF	1,763	Rs. 28,738/-
		Total :	15,782	Rs. 2,65,670/-

You can contact Mr. Shankar Reddy - DGM of Modi Properties & Investments Pvt. Ltd. for further details.

Thank You.

Yours sincerely,

Kokilaben J. Kadakia,
Kokialaben J Kadakia.

Received with effect from
Nov-09



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 536418

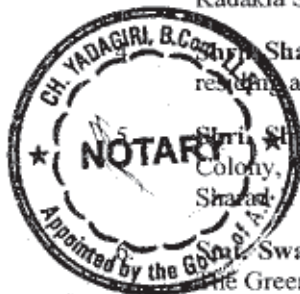
S. No. 595 Date 27/10/06
Bids to Smt. Kokilaben J. Kadakia
S/o. Late Shri. Jayantilal M. Kadakia
for whom self and others

LEELA G. CHIMALGI
STAMP
L.No. 5-4-76/A,
SECUNDERABAD

PROPERTY MANAGEMENT AGREEMENT

This Property Management Agreement is made and executed at Hyderabad on this 1st day of February 2006 by and between:

1. Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia aged about 73 years resident of Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad,
2. Shri. Rajesh J. Kadakia, S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years, residing at # 910, South Elcamino, Real Samclemante, California - 92672, U.S.A.,
3. Shri. Rajesh Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia,



Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 47 years, residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,

Shri. Sharad J. Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia

Swati S. Kadakia W/o. Shri. Sharad J. Kadakia aged about 43 years, residing at # The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,

(hereinafter collectively referred to as OWNERS).

Kokilaben J. Kadakia

Signatures of Sharad J. Kadakia, Swati S. Kadakia, and Rajesh J. Kadakia.

for Modi Properties & Investments Pvt. Ltd.

Managing Director

AND

M/s. **MODI PROPERTIES & INVESTMENTS PVT. LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Sri. Soham Modi, S/o. Shri Satish Modi, (herein after referred to as **MANAGER**).

The expressions **OWNERS** and **MANAGER** shall mean and include unless it is repugnant to the context their legal heir, administrator, executor, assignee, nominee, successor in interest, successor in office and the like.

WHEREAS

1. The **OWNERS** are absolute owners of commercial space admeasuring about 15,000 Sq. ft consisting basement, ground plus two upper floors in the building known as **S. M. MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003 herein after this complex is referred to as "**Scheduled Premises**".
2. The **OWNERS** intends to give on lease the scheduled premises to various parties and intends that the property as a whole be efficiently managed.
3. The **MANAGER** is engaged in the business of real estate developer, managers, underwriters etc., and has reasonable experience, manpower and other resources.
4. The **OWNERS** have approached the **MANAGER** with a request to take over the various aspects of a property management such as marketing, negotiating with tenants, day to day maintenance of the building involving appointment and supervision of watchmen, electrician, plumber etc., collection of rents and other charges from the tenants and proper accounting of rents collected and expenses.
5. The **MANAGER** has agreed to render its property management services in respect of the **Scheduled Premises** on certain terms and conditions.
6. The parties hereto have agreed to certain terms and conditions for the property management and are desirous of reducing the same into writing.

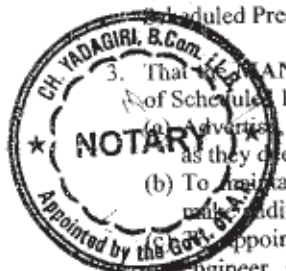
NOW THEREFORE THIS PROPERTY MANAGEMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the **OWNERS** have agreed to give on a consideration and terms and conditions contained herein to the **MANAGER** the management of commercial space admeasuring about 15,000 Sq. ft consisting basement, ground plus two upper floors in the building known as **S. M. MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003. This complex hereinafter referred to **Scheduled Premises**.

2. That the **MANAGER** has agreed to take from the **OWNERS** the property management of the **Scheduled Premises** on consideration and terms and conditions contained herein.

3. That the **MANAGER** shall undertake the following property management services in respect of **Scheduled Premises** at the cost of the **OWNERS**:

- (a) To advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as they deem fit and proper.
- (b) To maintain and upkeep the **Scheduled Premises** in good condition and if required to make repairs, alterations and improvements to the building.
- (c) To appoint full time/part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor etc., that may be required for the maintenance on such terms and conditions as they deem fit and proper.
- (d) Liaison with the tenants
- (e) Collection of rents and maintenance charges from the tenants



Kotikalasa. J. Kodakota

[Handwritten signature]

[Handwritten signature]
S. Kodakota
(SSK)

[Handwritten signature]
S. Kodakota

for Modi Properties & Investments Pvt.

[Handwritten signature]
Jha Mr

- (f) Maintenance of accounts.
 - (g) To do all such other acts and deeds that are generally required for an efficient management of the property.
4. That the **MANAGER** for its services shall be entitled to 5% (five percent) of the gross rent and general amenities charges receivable from tenants of the Scheduled Premises. The service charges shall be payable by the **OWNERS** monthly on receipt of rents from the tenants, alternatively the **MANGER** shall be entitled to collect 5% (five percent) of the gross rent and general amenities charges receivable from various tenants directly from the tenants.
 5. That this agreement shall be effective from 1st February 2006 and shall be for a period of 10 years. However either party on giving an advance notice of 3 months to the other party can terminate this agreement.
 6. That for the smooth and efficient day to day management, the **OWNERS** hereby agrees:
 - (a) To execute a specific power of attorney and/or any other document(s) in favour of **MANAGER** authorizing it to negotiate, to execute lease agreements, to collect rents and other charges, to initiate legal action against tenants, to issue rental receipts etc.
 - (b) To open a bank account in a Bank convenient to the **MANAGER** and to give a mandate to the **MANAGER** for its operation.
 7. That it is clearly understood by the parties hereto that the **MANAGER** by virtue of this agreement will not have claim of any tenancy/ownership rights over the Scheduled Premises.
 8. That the **OWNERS** shall be binded by the acts and deeds done by the **MANAGER** for and on behalf of the **OWNERS** in performance of its obligations under this agreement.

IN WITNESS whereof the parties hereto have put their respective hands on the date mentioned herein above.

WITNESSES

- 1.
- 2.

(OWNERS)

Kokilaben J. Kadakia

1. Smt. Kokilaben J. Kadakia

(Wife) 2. Rajesh J. Kadakia

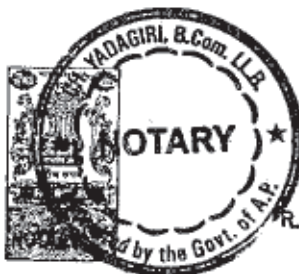
(Husband) 3. Rajesh J. Kadakia HUF

4. Sharad J. Kadakia

5. Sharad J. Kadakia HUF

6. Smt. Swati S. Kadakia

ATTESTED



CH. YADAGIRI,
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM
R.R. DIST. SECUNDERABAD
A.P. INDIA

(MANAGER)

For Modi Properties & Investments (P) Ltd.

John Moh
Managing Director

(Soham Modi)
Managing Director



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 536421

27/1/06
S. No. 299 Date 27/1/06 Rs. 100
Sold to Smt. Kokilaben J. Kadakia
S/o. Late Shri. Jayantilal M. Kadakia
For Whom Self and other

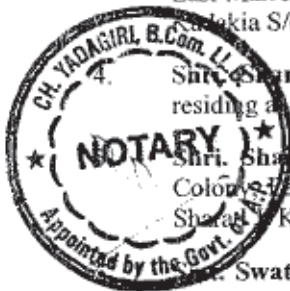
LEELA G. G
STAMP V
5-4-78/12, C.C.
SECUNDERABAD



PROPERTY MANAGEMENT AGREEMENT

This Property Management Agreement is made and executed at Hyderabad on this 27th day of February 2006 by and between:

1. Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia aged about 73 years resident of Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad,
2. Shri. Rajesh J. Kadakia, S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years, residing at # 910, South Elcamino, Real Samclemante, California - 92672, U.S.A.,
3. Shri. Rajesh Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia,



Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 47 years, residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,

Shri. Sharad J. Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia

Swati S. Kadakia W/o. Shri. Sharad J. Kadakia aged about 43 years, residing at # The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,
(hereinafter collectively referred to as OWNERS).

Kokilaben J. Kadakia

Sharad J. Kadakia
Swati S. Kadakia
or Modi Properties & Investments Pvt. Ltd
Managing Director

- (f) Maintenance of accounts.
 (g) To do all such other acts and deeds that are generally required for an efficient management of the property.
4. That the **MANAGER** for its services shall be entitled to 5% (five percent) of the gross rent and general amenities charges receivable from tenants of the Scheduled Premises. The service charges shall be payable by the **OWNERS** monthly on receipt of rents from the tenants, alternatively the **MANAGER** shall be entitled to collect 5% (five percent) of the gross rent and general amenities charges receivable from various tenants directly from the tenants.
 5. That this agreement shall be effective from 1st February 2006 and shall be for a period of 10 years. However either party on giving an advance notice of 3 months to the other party can terminate this agreement.
 6. That for the smooth and efficient day to day management, the **OWNERS** hereby agrees:
 - (a) To execute a specific power of attorney and/or any other document(s) in favour of **MANAGER** authorizing it to negotiate, to execute lease agreements, to collect rents and other charges, to initiate legal action against tenants, to issue rental receipts etc.
 - (b) To open a bank account in a Bank convenient to the **MANAGER** and to give a mandate to the **MANAGER** for its operation.
 7. That it is clearly understood by the parties hereto that the **MANAGER** by virtue of this agreement will not have claim of any tenancy/ownership rights over the Scheduled Premises.
 8. That the **OWNERS** shall be binded by the acts and deeds done by the **MANAGER** for and on behalf of the **OWNERS** in performance of its obligations under this agreement.

IN WITNESS whereof the parties hereto have put their respective hands on the date mentioned herein above.

WITNESSES

- 1.
- 2.

(OWNERS)

Kokilaben J. Kadakia

1. Smt. Kokilaben J. Kadakia

Rajesh J. Kadakia

2. Rajesh J. Kadakia

Rajesh J. Kadakia HUF

3. Rajesh J. Kadakia HUF

Sharad J. Kadakia

4. Sharad J. Kadakia

Swati S. Kadakia

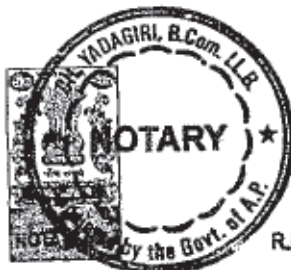
5. Sharad J. Kadakia HUF

6. Smt. Swati S. Kadakia

(MANAGER)

For Modi Properties & Investments (P) Ltd

Soham Modi
 Managing Director
 (Soham Modi)
 Managing Director



ATTESTED

CH. YADAGIRI
 B.Com., LL.B.
 ADVOCATE & NOTARY
 MACHA BOLARAM
 R.R. DIST. SECUNDERABAD
 A.P. INDIA



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 27/11/06
 s. No. 601 Date 27/11/06
 Sold to Mahesh K. Desai HUF
 S/o Kantilal Desai
 For Whom self and other

LEELA G. CHIMAN
 09AA 536424
 STAMP VENDOR
 L.No. 09/06
 5-4-76/A, Secunderabad
 SECUNDERABAD

PROPERTY MANAGEMENT AGREEMENT

This Property Management Agreement is made and executed at Hyderabad on this 1st day of February 2006 by and between:

1. **Shri. Valmick K. Desai HUF** having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad – 500 003 and represented by its Karta Shri. Valmick K. Desai S/o. Shri. Kantilal B. Desai,
2. **Shri. Vinod K. Desai HUF** having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad – 500 003 and represented by its Karta Vinod K. Desai S/o. Shri. Kantilal B. Desai,
3. **Shri. Subodh K. Desai HUF** having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad – 500 003 and represented by its Karta Subodh K. Desai S/o. Shri. Kantilal B. Desai,
4. **Shri. Mahesh K. Desai HUF** having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad – 500 003 and represented by its Karta Mahesh K. Desai S/o. Shri. Kantilal B. Desai, (herein after collectively referred to as **OWNERS**).

AND

M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M. G. Road, Secunderabad, and represented by its Managing Director Sri Soham Modi, S/o. Shri Satish Modi, (hereinafter referred to as **MANAGER**).

Mahesh K. Desai
 Mahesh

Vinod K. Desai
 Vinod

Subodh K. Desai
 Subodh

Mahesh K. Desai
 Mahesh

of Modi Properties & Investments Pvt. Ltd.,

Soham Modi
 Managing Director

The expressions **OWNERS** and **MANAGER** shall mean and include unless it is repugnant to the context their legal heir, administrator, executor, assignee, nominee, successor in interest, successor in office and the like.

WHEREAS:

1. The **OWNERS** have two portions admeasuring about 4,000 Sq. ft (2,000 S. ft on second floor and 2,000 Sft on third floor) in the commercial complex known as **S. M. MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/18 &19 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 herein after this complex is referred to as "**Scheduled Premises**".
2. The **OWNERS** intends to give on lease the **Scheduled Premises** to various parties and intends that the property as a whole be efficiently managed.
3. The **MANAGER** is engaged in the business of real estate developer, managers, underwriters etc., and has reasonable experience, manpower and other resources.
4. The **OWNERS** have approached the **MANAGER** with a request to take over the various aspects of a property management such as marketing, negotiating with tenants, day to day maintenance of the building involving appointment and supervision of watchmen, electrician, plumber etc., collection of rents and other charges from the tenants and proper accounting of rents collected and expenses.
5. The **MANAGER** has agreed to render its property management services in respect of the **Scheduled Premises** on certain terms and conditions.
6. The parties hereto have agreed to certain terms and conditions for the property management and are desirous of reducing the same into writing.

NOW THEREFORE THIS PROPERTY MANAGEMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the **OWNERS** have agreed to give on a consideration and terms and conditions contained herein to the **MANAGER** the management of two portions in the complex known as **S. M. MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/18 &19 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 admeasuring about 4,000 Sq. Ft. This complex hereinafter referred to **Scheduled Premises**.
2. That the **MANAGER** has agreed to take from the **OWNERS** the property management of the **Scheduled Premises** on consideration and terms and conditions contained herein.
3. That the **MANAGER** shall undertake the following property management services in respect of Scheduled Premises at the cost of the **OWNERS**:
 - (a) Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as they deem fit and proper.
 - (b) To maintain and upkeep the **Scheduled Premises** in good condition and if required to make additions, alterations and improvements to the building.
 - (c) To appoint full time/part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor etc., that may be required for the maintenance on such terms and conditions as they deem fit and proper.
 - (d) Liaison with the tenants
 - (e) Collection of rents and maintenance charges from the tenants
 - (f) Maintenance of accounts.
 - (g) To do all such other acts and deeds that are generally required for an efficient management of the property.

Asst. Manager
S. M. Modi

Chandrababu
S. M. Modi

Sunderadas
Karbala

Shankar
Karbala

Per Modi Properties & Investments Pvt. Ltd.,

Shankar

Managing Director

4. That the **MANAGER** for its services shall be not entitled any service charges.
5. That this agreement shall be effective from 1st February 2006 and shall be for a period of 10 years. However either party on giving an advance notice of 3 months to the other party can terminate this agreement.
6. That for the smooth and efficient day to day management, the **OWNERS** hereby agrees:
 - (a) To execute a specific power of attorney and/or any other document(s) in favour of **MANAGER** authorizing it to negotiate, to execute lease agreements, to collect rents and other charges, to initiate legal action against tenants, to issue rental receipts etc.
 - (b) To open a bank account in a Bank convenient to the **MANAGER** and to give a mandate to the **MANAGER** for its operation.
7. That it is clearly understood by the parties hereto that the **MANAGER** by virtue of this agreement will not have claim of any tenancy/ownership rights over the **Scheduled Premises**.
8. That the **OWNERS** shall be binded by the acts and deeds done by the **MANAGER** for and on behalf of the **OWNERS** in performance of its obligations under this agreement.

IN WITNESS whereof the parties hereto have put their respective hands on the date mentioned herein above.

WITNESSES

1.

(OWNERS)

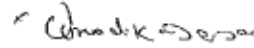


1. Mahesh K. Desai HUF

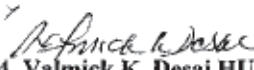
2.



2. Subodh K. Desai HUF



3. Vinod K. Desai HUF



4. Valmick K. Desai HUF

(MANAGER)

For Modi Properties & Investments (P) Ltd.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

(Soham Modi)
Managing Director



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 536421

Handwritten details: 598, 27/1/06, Rs 100, Sold to Smt. Kokilaben J. Kadakia, S/o. Late Shri. Jayantilal M. Kadakia, For Whom Self and others

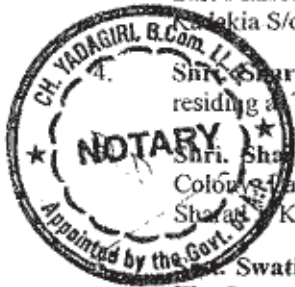
LEELA Q. C. STAMP V. L. No. 5-4176/A, C. SECUNDERABAD



PROPERTY MANAGEMENT AGREEMENT

This Property Management Agreement is made and executed at Hyderabad on this 27th day of February 2006 by and between:

- 1. Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia aged about 73 years resident of Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad,
2. Shri. Rajesh J. Kadakia, S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years, residing at # 910, South Elcamino, Real Samclemanate, California - 92672, U.S.A.,
3. Shri. Rajesh Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia,



Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 47 years, residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.,

Shri. Sharad J. Kadakia HUF having its office at Road No.5, Plot No.5, Trimurthy Colony, East Marredpally, Mahendra Hills, Hyderabad and represented by its Karta Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia

Shri. Swati S. Kadakia W/o. Shri. Sharad J. Kadakia aged about 43 years, residing at # The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A., (hereinafter collectively referred to as OWNERS).

Kokilaben J. Kadakia

Signatures of Sharad J. Kadakia, Swati S. Kadakia, and Charalambabalia SSK, along with Modi Properties & Investments Pvt. Ltd. logo and Managing Director signature.

AND

M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Sri. Soham Modi, S/o. Shri Satish Modi, (herein after referred to as **MANAGER**).

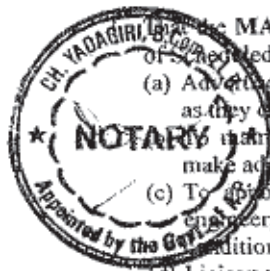
The expressions **OWNERS** and **MANAGER** shall mean and include unless it is repugnant to the context their legal heir, administrator, executor, assignee, nominee, successor in interest, successor in office and the like.

WHEREAS

1. The **OWNERS** are absolute owners of commercial space admeasuring about 15,000 Sq. ft consisting basement, ground plus two upper floors in the building known as **S. M. MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003 herein after this complex is referred to as "**Scheduled Premises**".
2. The **OWNERS** intends to give on lease the scheduled premises to various parties and intends that the property as a whole be efficiently managed.
3. The **MANAGER** is engaged in the business of real estate developer, managers, underwriters etc., and has reasonable experience, manpower and other resources.
4. The **OWNERS** have approached the **MANAGER** with a request to take over the various aspects of a property management such as marketing, negotiating with tenants, day to day maintenance of the building involving appointment and supervision of watchmen, electrician, plumber etc., collection of rents and other charges from the tenants and proper accounting of rents collected and expenses.
5. The **MANAGER** has agreed to render its property management services in respect of the **Scheduled Premises** on certain terms and conditions.
6. The parties hereto have agreed to certain terms and conditions for the property management and are desirous of reducing the same into writing.

NOW THEREFORE THIS PROPERTY MANAGEMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the **OWNERS** have agreed to give on a consideration and terms and conditions contained herein to the **MANAGER** the management of commercial space admeasuring about 15,000 Sq. ft consisting basement, ground plus two upper floors in the building known as **S. M. MODI COMMERCIAL COMPLEX** bearing Municipal Nos. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003. This complex hereinafter referred to **Scheduled Premises**.
2. That the **MANAGER** has agreed to take from the **OWNERS** the property management of the **Scheduled Premises** on consideration and terms and conditions contained herein.



The **MANAGER** shall undertake the following property management services in respect of **Scheduled Premises** at the cost of the **OWNERS**:

- (a) Advertise, make brochures, negotiate and finalize the lease on such terms and conditions, as they deem fit and proper.
- (b) To maintain and upkeep the **Scheduled Premises** in good condition and if required to make additions, alterations and improvements to the building.
- (c) To employ full time/part time maintenance staff like watchmen, electrician, plumber, painter, supervisor etc., that may be required for the maintenance on such terms and conditions as they deem fit and proper.
- (d) Liaison with the tenants
- (e) Collection of rents and maintenance charges from the tenants

Kokilaben J. Kadakia

[Signature]

[Signature]
S. Kadakia
(S.S.C.)

[Signature]
Sri. Soham Modi

Modi Properties & Investments Pvt. Ltd
Managing Director

- (f) Maintenance of accounts.
 - (g) To do all such other acts and deeds that are generally required for an efficient management of the property.
4. That the **MANAGER** for its services shall be entitled to 5% (five percent) of the gross rent and general amenities charges receivable from tenants of the Scheduled Premises. The service charges shall be payable by the **OWNERS** monthly on receipt of rents from the tenants, alternatively the **MANGER** shall be entitled to collect 5% (five percent) of the gross rent and general amenities charges receivable from various tenants directly from the tenants.
 5. That this agreement shall be effective from 1st February 2006 and shall be for a period of 10 years. However either party on giving an advance notice of 3 months to the other party can terminate this agreement.
 6. That for the smooth and efficient day to day management, the **OWNERS** hereby agrees:
 - (a) To execute a specific power of attorney and/or any other document(s) in favour of **MANAGER** authorizing it to negotiate, to execute lease agreements, to collect rents and other charges, to initiate legal action against tenants, to issue rental receipts etc.
 - (b) To open a bank account in a Bank convenient to the **MANAGER** and to give a mandate to the **MANAGER** for its operation.
 7. That it is clearly understood by the parties hereto that the **MANAGER** by virtue of this agreement will not have claim of any tenancy/ownership rights over the Scheduled Premises.
 8. That the **OWNERS** shall be binded by the acts and deeds done by the **MANAGER** for and on behalf of the **OWNERS** in performance of its obligations under this agreement.

IN WITNESS whereof the parties hereto have put their respective hands on the date mentioned herein above.

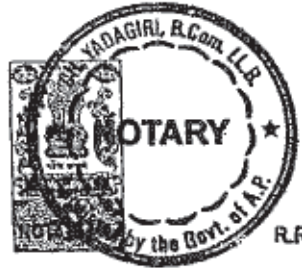
WITNESSES

- 1.
- 2.

(OWNERS)
 Kokilaben J. Kadakia
 1. Smt. Kokilaben J. Kadakia
 2. Rajesh Kadakia
 3. Rajesh J. Kadakia HUF

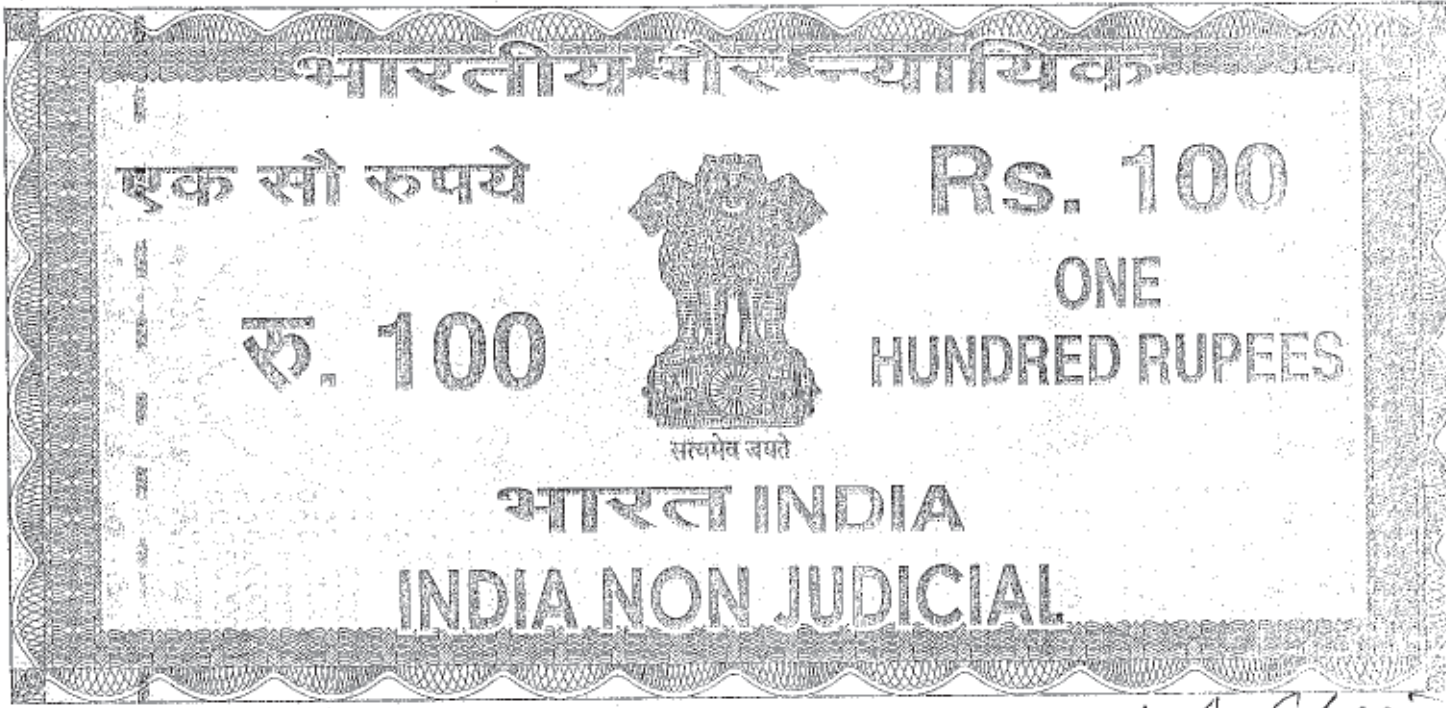
Sharad J. Kadakia
 4. Sharad J. Kadakia
 Sharad J. Kadakia HUF
 5. Sharad J. Kadakia HUF

Swati S. Kadakia
 6. Smt. Swati S. Kadakia



ATTESTED
 CH. YADAGIRI,
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM
 R.R. DIST. SECUNDERABAD
 A.P. INDIA

(MANAGER)
 For Medi Properties & Investments (P) Ltd
 Managing Director
 (Soham Modi)
 Managing Director



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

o. No. 2156 Date: 24/7/07 No: Sec
 Sold to M/s. Sashidhar S. Kadakia
 For Whom: Self

L. G. Chimala
 H 634222
 LEELA G CHIMALA
 STAMP VENDOR
 No. 12/25
 5-4-76/A, Lower, Banjara
 SECUNDERABAD-500 00

LEASE DEED

Executed at: Secunderabad, Andhra Pradesh

Date of execution: _____ day of July, 2007

Between

M/s. C. S. R. Hotels Private Limited, having its registered office at 3-5-947 & 948, CC Complex, Hotel Sudarshan, Narayanguda, Hyderabad – 500 029, represented by its Managing Director Shri Sashidhar Reddy, S/o. Shri Somi Reddy, resident of 1-10-40/47, 101, Saikrupa Apartments, Street No. 2, Ashok Nagar, Hyderabad.

(LESSEE)

And

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR)

The expressions LESSEE and LESSOR shall unless excluded by or repugnant to the subject or context shall deem to include their respective legal heirs, executors, administrators, successor and/or assigns.

Description of Property

Shop No.8 and 9 on the basement floor having a super built-up Area of about 782 sft. in the building known as S.M. Modi Commercial Complex, bearing Municipal no. 5-4-187/5/__, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
(Referred herein as Scheduled Premises)

WHEREAS

1. The LESSOR is the absolute Owner and in peaceful possession and enjoyment of Shop No.8 and 9 on the basement floor having a super built-up Area of about 782 sft. in the building known as S.M. Modi Commercial Complex, bearing Municipal no. 5-4-187/5/__, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003
2. The LESSOR has represented that she is the true and lawful OWNER of the Scheduled Premises having super built-up area of 782 sft., by virtue of document such as sale deed, partition deed, inheritance under the a will and there are no legal impediment for letting out the Scheduled Premises.
3. The LESSOR has further represented that the building known as S. M. Modi Commercial Complex has been constructed by a builder Shri. Satish Modi after obtaining the requisite permissions from the concerned authorities and the building has been completed in conformity with sanctioned plans and the building can be used for commercial purposes.
4. The LESSEE is in need of the Scheduled Premises for the purposes of its hotel business and has approached the LESSOR for the same. At the request of the LESSEE, the LESSOR has agreed to give on lease the Scheduled Premises on the mutually agreed terms and conditions of the lease hereinafter appearing.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS

1. In consideration of the rent herein reserved and of the covenants on the part of the LESSEE to be performed and observed, the LESSOR hereby grants and demises unto the LESSEE the Scheduled Premises admeasuring about 782 sft., together with the right to use and enjoy the facilities provided thereto more fully described in the Schedule hereunder written and together with all easements, rights and advantages appurtenant thereof.
 - a) The tenancy month shall be the English Calendar month.
 - b) The lease shall be for a period of three years seven months commencing from 1st July 2007 (hereinafter called the 'effective date') and the LESSEE shall have an option to renew the same for two further periods of 5 years each on the same terms and conditions contained herein by execution and registration of fresh Lease Deeds.
 - c) The LESSEE shall pay to the LESSOR a sum aggregating to Rs. 10,000/- (Rupees Ten Thousand Only) per month from 1st July 2007 as lease rent for the demised premises.
 - d) The possession of the Scheduled Premises is deemed to be handed over to the LESSEE on the date of execution of the Lease Deed to enable the LESSOR to carrying out its interiors and fit outs to the Scheduled Premises. The LESSEE shall not raise any objections on handing over the possession.

- e) The LESSEE hereby agrees to increase the rent payable to the LESSOR in respect of the Scheduled Premises at the rate of 6% of the rent once in every one (1) year of the last rent paid. The first such enhancement shall be with effect from 01.02.2008 and the enhanced monthly rent will be Rs. 21,200/-.
 - f) The LESSEE alone shall have the right to terminate this lease, without assigning any reason, any time by giving prior written notice of at least Six (6) months in advance of the termination date. The LESSOR however shall have the right to terminate this lease any time in case of breach of any of the provision of the this lease by the LESSEE by giving prior written notice of at least Three (3) months in advance of the termination date.
 - g) It is clarified that in the event that this lease deed is terminated by either party for any reason, the other General Amenities Agreement executed and being registered simultaneously in respect of the Scheduled Premises shall also stand terminated.
 - h) The LESSEE shall regularly pay rent in the following month on or before the 7th day of each calendar month for which it is due, subject to statutory deductions, as may be applicable from time to time, beginning and with effect from the effective date and LESSOR shall give the LESSEE receipts for the payment of such rents.
 - i) The LESSEE shall endeavour to re-instate the Scheduled Premises to its original condition prior to handing over physical possession of the same. The LESSEE shall inform the LESSOR prior to such handing over of physical possession and shall endeavour to carry out such repairs as the LESSOR may suggest except normal wear and tear.
2. The LESSEE hereby covenants and represents with the LESSOR as follows:
- a) To regularly pay the monthly lease rent reserved above on the due dates and in the manner stated above. In case of delay in payment of monthly rent the LESSEE shall be liable to pay interest at the rate of 18% per annum on the rent amount due date till the actual date of payment.
 - b) To deliver back vacant possession of the Scheduled Premises to the LESSOR immediately upon expiry of the term of this lease and/or on earlier termination in good and tenatable condition subject to reasonable wear and tear.
 - c) To carryout day to day maintenance of the Scheduled Premises and keep the same in good and tenatable condition, carryout minor repairs of whatsoever nature as may be necessary to the Scheduled Premises, but, however, shall not be responsible to perform the LESSOR duties as stipulated in Clause 3 herein below.
 - d) Not to store any combustible materials or other articles prohibited under law in the Scheduled Premises and use the same only for lawful business and allied purposes as permitted under law. However, the LESSEE may store the LPG cylinders and such chemicals and other materials or articles that required for the use in the restaurants etc., for running of DG sets and for cleaning purposes as permitted under the law.
 - e) Not to do or cause to be done anything that might affect LESSOR title over the Scheduled Premises including any actions or inactions, which might prejudicially affect the protection under any insurance coverage, obtained by the LESSOR.

- f) The LESSEE shall not alter or make structural additions and alterations that may permanently damage the demised premises and/or change the external appearance or common areas like lobbies and the parking floors in the Scheduled Premises or remove therefrom any fixtures or fittings provided by the LESSOR therein without the prior written permission of the LESSOR, which shall not be unreasonably withheld. Nevertheless, the LESSEE may, without express permission, install any temporary partition, interior decoration and fitouts without causing any damage to the existing structure of the Scheduled Premises, provided however, that on the expiration or termination of this lease, the LESSEE at its own cost and expense, shall remove all such temporary partitions and put the LESSOR in possession of the Scheduled Premises in the same condition in which it is delivered to the LESSEE, normal wear and tear excepted.
 - g) The LESSEE shall be liable to pay the charges at actual for the consumption of the water & electricity power in the Scheduled Premises at the prevailing tariff as applicable in respect of the Scheduled Premises. The LESSEE shall be responsible for the consequences of non-payment of consumption charges to the APTRANSCO, Water works department or any statutory authority regulating the water / electricity supply. The LESSEE shall also be liable to pay the penalty and/or additional consumption deposit as may be imposed by APTRANSCO / Water works department or any other regulatory authority in the event that such penalty and/or additional consumption deposit is levied for reasons directly attributable to the usage of the water / power to the Scheduled Premises by the LESSEE. The LESSEE if required shall enhance water / power supply at his own cost.
 - h) The LESSEE shall be liable to pay service tax along with the rent and other such taxes to the LESSOR or the appropriate authority that are payable or shall become payable with respect to the lease rent or the Scheduled Premises.
 - i) The LESSEE shall not do or suffer to be done in the Scheduled Premises any act, deed, matter or thing that may cause nuisance or annoyance to the LESSOR or neighbours.
 - j) The LESSEE agrees that the LESSOR shall not be responsible or liable for any theft, loss or damage or destruction of any property of the LESSEE lying in the Scheduled Premises, nor for any bodily injury to any person during the occupancy of the Scheduled Premises from any cause whatsoever unless it is due to the willful act or omission/negligence on part of the LESSOR.
 - k) The LESSEE shall not induct any third party or create any third party interest in or upon or in respect of the Scheduled Premises. The lease shall be restricted to the use and occupation of the LESSEE. The lease shall neither be transferable nor intended to be transferred.
3. The LESSORS hereby covenants with the LESSEE as follows:
- a) That the LESSEE, upon paying the rent and observing and performing the several covenants and conditions on a LESSEE'S part herein contained, shall be entitled to peaceful possession and enjoyment of the Scheduled Premises and all easements, rights and advantages appurtenant thereto at all times during the period of this lease without interruption by the LESSOR or any person claiming under or in trust.
 - b) Subject to Clause 2 (b) above, the LESSOR shall allow the LESSEE to erect/install any temporary partition or structure or make other temporary alterations at no additional rent/charge in order to provide for conference rooms, cabins, work stations etc., subject to LESSEE ensuring permissible load factors on the Scheduled Premises without causing damage to the building.

- c) The LESSOR shall upon receipt of notice from the LESSEE carryout all major repairs such as may be occasioned by the deterioration or falling of a wall, ceiling, roof, water seepage on the ceiling or any part thereof at the Scheduled Premises within thirty days of receipt of such notice failing which LESSEE may carry out the repairs and deduct the actual cost thereof from the future rent.
 - d) The LESSOR declares that the Scheduled Premises is not subject to any charges or encumbrances of any nature whatsoever. However, the LESSOR shall be entitled to obtain financial assistance from the financial institutions by creating charge over the property without affecting the rights of the LESSEE under this lease deed. The LESSOR may be entitled to assign the rent in full or part to any third party including bank or financial institution. Upon receiving such written instructions LESSEE shall pay directly to the third party as mentioned above. The LESSOR agrees that they indemnify the LESSEE against all costs/expenses and damages, in case of any proceedings, claims and demands arising out of any dispute relating to the title of the LESSOR and or due to the third party charges in Scheduled Premises and/or relating to possession and usage of the same.
 - e) The LESSEE shall be entitled to exhibit and put up their signage boards in the Scheduled Premises at its discretion at no extra payment to LESSORS subject to compliance of the applicable laws. However, in the event that the LESSOR objects to such placement of signage board by the LESSEE in the first instance then the LESSEE will endeavour to display the same at mutually agreed place. The LESSEE shall pay the necessary taxes to the local authorities for display of hoardings/signage.
4. The LESSOR represents and warrants to the LESSEE as follows:
- a) That the LESSOR, has good marketable title in respect of the Scheduled Premises and is the absolute OWNER of the entire land whereupon the Scheduled Premises is situated and the LESSOR has unfettered right to lease and full right, absolute power and authority to deal with the property and grant a lease of the Scheduled Premises upon such terms as they deem fit. In event of there being any defect or deficiency or inadequacy in the LESSOR right to execute this lease for the commercial purpose and use by the LESSEE, the LESSOR undertakes to indemnify the LESSEE in accordance with clause 3(g) above.
5. It is hereby mutually agreed as follows:
- a) The LESSEE, has no option to sublet the entire or any portion of the Scheduled Premises.
 - b) In the event of violence due to war or civil commotion or fire accidents, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible, force or an act of God (not being an act or omission on the part of the LESSEE, its agents servants etc..) causing damage to the Scheduled Premises or part thereof to an extent that prohibits/prevents the LESSEE from occupying the premises or part thereof, the LESSOR will to the satisfaction of the LESSEE restore and reinstate the Scheduled Premises within a period of 12 months at they cost and expense, and during which time the rent or proportionate part thereof shall remain suspended until the Scheduled Premises is restored and reinstated and made ready for use and occupation of the LESSEE provided always that if the Scheduled Premises is not restored and reinstated and made ready for use and occupation within a period of 12 months or any extension thereof from the date of the happening of any of the aforesaid events the LESSEE shall be at liberty without prejudice to its rights under any provisions of this lease to terminate the lease by giving thirty (30) days notice in writing and thereupon this lease shall stand terminated without prejudice to any claim by either party against the other in respect of any breach of the terms and conditions of this lease deed. However, the LESSOR shall not be liable, in any manner whatsoever, to the LESSEE for any damage suffered by or occasioned to the property and person of the LESSEE or its employees or other personnel arising out of any natural disasters.

- c) It shall be default of this lease if the LESSEE fails or neglects to pay the rent for any three consecutive months whether demanded or not, or materially violates any of the terms provided herein and the LESSOR may issue a notice thereof to the LESSEE. If any such default continues unabated for one month after notice thereof by LESSOR to the LESSEE, the LESSOR will be entitled to terminate this lease, notwithstanding the fact that the contractual period (that is, the term) of this Lease has not expired. Thereafter, the LESSEE shall vacate the Scheduled Premises and deliver the peaceful vacant possession to the LESSOR the security deposit. Upon handing over of physical vacant possession as contemplated above, the LESSEE shall have no further responsibility for payment of rent except for amounts due and payable prior to the date of termination by the LESSOR.
- d) The parties agrees that it is compulsory to register the Lese under the Registration Act, 1908. However, the expenses towards stamp duty and registration fee etc., in respect of registration of lease deed are to be borne by the LESSEE. The parties to this deed shall beach bear their respective legal, consultant or other costs incurred in respect of the drafting, negotiation execution and registration of this Deed.
- e) The parties shall co-operate with each other for obtaining necessary approval, if any, from the Government or from any other authorities under Central or State Government, in respect of any matters related to these presents.
- f) The LESSEE shall permit the LESSOR or its authorised agents to enter upon the Scheduled Premises for inspection and carrying out repairs at reasonable business hours of operation in the day with prior written intimation and consent of the LESSEE and such inspection and repairs, if any, should be in the presence of a representative of the LESSEE.
- g) Any notice required to be served upon the LESSEE shall be sufficiently served and given if delivered to it by Registered Post with A. D. or left at the address first given above and at the Scheduled Premises or last known address intimated to LESSOR duly acknowledge by the LESSEE. Any notice that may be required to be served upon the LESSOR shall be sufficiently served and given if delivered by Registered Post with A.D. or left at the address first given above or last known address intimated to LESSEE and duly acknowledged by the LESSOR.
- h) Any modification or variation of any of the terms and conditions set forth herein shall not be valid unless incorporated as an amendment to this lease deed and signed by the duly authorised representatives of the parties.
- i) In the event of any dispute or differences between the parties relating to this Deed the same shall be referred to two arbitrators each to be appointed by the LESSEE respectively who on their entering upon reference shall appoint an Umpire and the decision of the Umpire shall be final and binding on the parties. The Arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and the venue of arbitration shall be at Hyderabad and the language to be used in the arbitration proceedings shall be English.
- j) This Lease Deed shall be governed by and construed in accordance with the laws of India and all the parties submit to the exclusive jurisdiction of the Courts of Hyderabad, Andhra Pradesh.
- k) This Lease Deed is executed in two sets. Original set to be retained by LESSOR and Second set to be retained the LESSEE.

SCHEDULE OF PREMISES

All that commercial space being the Shop No.8 and 9 on the basement floor having a super built-up Area of about 782 sft. in the building known as S.M. Modi Commercial Complex, bearing Municipal no. 5-4-187/5/___, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003 and bounded as given below:

East By : Neighbour's shop
West By : Staircase
North By : Open land
South By : Private road

IN WITNESS WHEREOF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

WITNESS:

For M/s. C. S. R. Hotels Private Limited)

1.

**(Sashidhar Reddy),
Managing Director.
LESSEE**

2.

**(Smt. Swati S. Kadakia)
LESSOR**



आन्ध्र प्रदेश ANDHRA PRADESH

BU8 1/2/06 50/-
Bought to Mr. Vinod K. Desai
By Kantilal B. Desai
For Whom Self & others

L. G. Chinnay
LEELA G. CHINMAY
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

8-1-3-2

GENERAL AMENITIES AGREEMENT

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 17th day of February 2006.

Between

M/s. C. S. R. Hotels Private Limited, having its registered office at 3-5-947 & 948, CC Complex, Hotel Sudarshan, Narayanguda, Hyderabad - 500 029, represented by its Managing Director Shri Sashidhar Reddy, S/o. Mr. Somi Reddy, resident of 1-10-40/47, 101, Saikrupa Apartments, Street No. 2, Ashok Nagar, Hyderabad.

(HIREE)

And

Shri Valmick K. Desai HUF, represented by its Karta Shri Valmick K. Desai S/o. Shri. Kantilal B. Desai, aged about 53 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

Ko Kilabem J. Kadalakia

Sh. Kadalakia

Charan Lal Kadalakia

Charan Lal Kadalakia

(OWNER - D)

Sh. Kadalakia

Valmick K. Desai

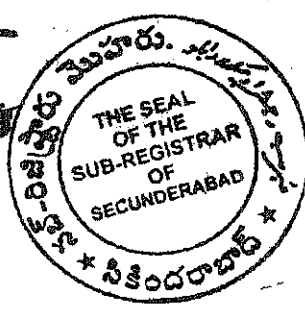
Shri. Kantilal B. Desai

Shri. Sashidhar Reddy

Shri. Sashidhar Reddy

దస్తావేజు నంబరు 431/06
 వచ్చిన తేదీ 1927 వ. * నం
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 11
 ఈ కాగితము వరుస నంబరు 1

I hereby certify that on the production
 of this instrument,
 myself, the stamp duty of 150/-
 has been paid thereon.



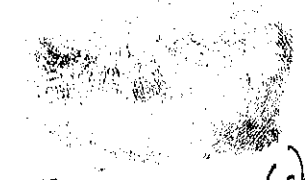
SUB-REGISTRAR
 SECUNDERABAD

2006 సంవత్సరము ఫిబ్రవరి నెల 17 తేది 1927 ల. 4
 మొత్తం 28 తేది పగలు 1 మరియు
 గంటల పుస్తక నిర్వహణకు సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ సీ. సీ. డి. కె. డి. రిజిస్ట్రేషన్ చట్టము, 1986 లోని
 సెక్షన్ 32 లోని నిబంధనలను అనుసరించిన ఫోటో గ్రాఫులు మరియు
 వేరిముద్రలతో సహా దాఖలు చేసిన దుస్తుము రూ. 8470/- Shahid
 చలానుద్వారా చెల్లించినారు
 వ్రాసేయించినట్లు ఒప్పుకున్నది Shahid
 ఎడమ బొటన వేలు



ఎడమ బొటన వేలు
Shahid

NAME: Saashidhar Reddy S/O Soni Reddy
 OCCN: Business R/O 1-10-10/111, 101
Sai Krupa Apts, St. No. 2, Ashoknagar, And.



ఎడమ బొటన వేలు
Venod K. Desai

NAME: Venod K. Desai S/O Kantilal B. Desai
 OCCN: Business R/O 5-513, Hill Street
Ranigunj, Sec'bad



ఎడమ బొటన వేలు
Sulabh K. Desai

NAME: Venod K. Desai S/O Kantilal B. Desai
 OCCN: Business R/O 5-1-113, Hill Street
Ranigunj, Sec'bad



NAME: Sulabh K. Desai S/O Kantilal B. Desai
 OCCN: Business R/O 5-1-513, Hill Street
Ranigunj, Sec'bad.



आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 844 Date 11/2/06 Col
 Sold to Mr. Vinod K. Desai
 S/o. Kantilal B. Desai
 For Whom Self & others

Per-Rec

L. G. Chimalgi 215773

LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

Shri Vinod K. Desai HUF, represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 55 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(OWNER - 2)

Shri Subodh K. Desai HUF, represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 57 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(OWNER - 3)

Shri Mahesh K. Desai HUF, represented by its Karta Shri Mahesh K. Desai S/o. Shri, Kantilal B. Desai, aged about 61 years, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad- 500003.

(OWNER - 4)

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite 58, Irvine CA 92604, U.S.A.

(OWNER - 5)

Shri Swati S. Kadakia
 Smt. Swati S. Kadakia

Shri Mahesh K. Desai

[Signature]

[Signature]

Shri Vinod K. Desai

Shri Subodh K. Desai

Shri Mahesh K. Desai

Smt. Swati S. Kadakia

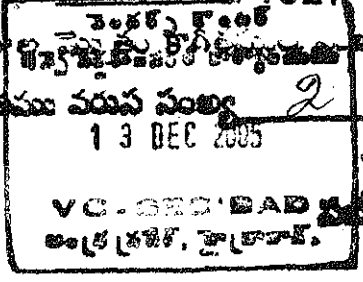
Kokilaben J. Kadakia
 Mahesh Desai

విద్యావేతన సంఖ్య 431/06

పత్ర సంఖ్య 2 1927 నా. సం.

విద్యావేతన సంఖ్య 11

ఈ కార్యము వరుస సంఖ్య 2



విద్యార్థుల పేర్లు



విద్యార్థుల పేర్లు



NAME: Premod modu S/o Late manibab c. modu
OCCN: Business R/o 1-8-165, P. G. Road
Sec-40

Kokilaben J. Kudakia

NAME: Kokilaben J. Kudakia S/o Late Jagan Mohan m. Kudakia
OCCN: Business R/o 1st No. 5, Rd. No. 5,
Prinsepally Colony, Madhavally
And.

విద్యార్థుల పేర్లు

1) Ramesh

NAME: R. Prabhakar Reddy S/o K. P. Reddy
OCCN: Senior R/o 5-4-18 K.P. M.G.
Road, Sec-40.

2) Srinivas

NAME: Srinivas Reddy S/o Late Srinivas Reddy
OCCN: Junior R/o 1st Srinivas Reddy
Kudakia

2006 వ సం. ఫిబ్రవరి నా 17 వ తేదీ నా ~~విద్యార్థుల~~
1927 వ సం. మొదటి మాసము 28 వ తేదీ

Shri Sharad J. Kadakia S/o. Late Shri Jayantilal M. Kadakia aged about 47 years residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(OWNER - 6)

Shri Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years residing at #910, South Elcamino, Real Samclemante, California - 92672, U.S.A.

(OWNER - 7)

Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia, aged about 73 years residing at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad.

(OWNER - 8)

Shri Sharad J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Shri Sharad J. Kadakia, S/o. Late Shri Jayantilal M. Kadakia.

(OWNER - 9)

Shri Rajesh J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia.

(OWNER - 10)

The expressions LESSEE and OWNER- 1, OWNER-2, OWNER-3, OWNER-4, OWNER-5, OWNER-6, OWNER-7, OWNER-8, OWNER-9 and OWNER-10 shall unless excluded by or repugnant to the subject or context shall deem to include their respective legal heirs, executors, administrators, successor and/or assigns.

Description of Property

Super Built-up Area of 19,000 sft. in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.), and Second Floor (7,450 sft.), in building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.

(Referred herein as Scheduled Premises)

WHEREAS

1. By a Lease Deed dated 5 February 2006 (hereinafter referred to as "Said Lease Deed") made between M/s. C. S. R. Hotels Private Limited, therein called the LESSEE, the HIREE herein and Valmick K. Desai (HUF), Vinod K. Desai (HUF), Subodh K. Desai (HUF), Mahesh K. Desai (HUF), Swati S. Kadakia, Sharad Kumar J. Kadakia, Rajesh J. Kadakia, Kokilaben J. Kadakia, Sharad J. Kadakia (HUF) and Rajesh J. Kadakia (HUF) therein called the LESSOR-1, LESSOR-2, LESSOR-3, LESSOR-4, LESSOR-5, LESSOR-6, LESSOR-7, LESSOR-8, LESSOR-9 AND LESSOR-10. Respectively herein called as OWNER-1, OWNER-2, OWNER-3, OWNER-4, OWNER-5, OWNER-6, OWNER-7, OWNER-8, OWNER-9 AND OWNER-10 for the consideration and on the terms and conditions mentioned therein OWNER 1 to 10 has granted the lease of Super Built-up Areas of 19,000 sft. in the Basement (325 sft.), Ground Floor (7450 sft.), First Floor (7450 sft.) and Second floor (7,450 sft) in building known as S. M. Modi Commercial Complex, bearing various Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad. (Referred herein as Scheduled Premises) in favour of the HIREE for a period of nine (9) years with effect from 1st February 2006.

Handwritten signatures and names: Sharad Kumar J. Kadakia, Rajesh J. Kadakia, Kokilaben J. Kadakia, Valmick K. Desai, Vinod K. Desai, Subodh K. Desai, Mahesh K. Desai, Swati S. Kadakia. Includes a central stamp with the number -3-.

2. The OWNER 1 to 10 in addition to the granted of lease in the respect of the Scheduled Premises, also has agreed to provided certain facilities and other allied amenities and services to the Scheduled Premises which are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises.
3. The OWNER 1 to 10 offer to give and the HIREE agrees to take on hire the said facilities and other allied amenities and services at the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of the hire charges payable by the HIREE to the OWNERS 1 to 10 and the covenants and the terms and conditions appearing hereinafter, the OWNERS 1 to 10 has agreed to provide certain facilities and allied amenities as details mentioned in the list annexed to this Agreement as "Annexure -I", hereinafter referred to as the 'Said Facilities' in the Scheduled Premises for the exclusive use and enjoyment of the HIREE and its employees and authorise representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Facilities are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises.
2. The hire month shall be the English Calendar month.
3. The agreement shall be for a period of five (5) years commencing from 1st February 2006 and the HIREE shall have an option to renew the same for two further periods of 5 years each on the same terms and conditions contained herein. Further the renewal shall be simultaneously together with the Lease Deed 12th February 2006 referred herein above.
4. The HIREE shall pay to the OWNERS 1 to 10 a sum of Rs.65,000/- (Rupees Sixty Five Thousand Only) from 1st February 2006 and thereafter a sum of Rs. 1,30,000/- (Rupees One Lakhs Thirty Thousand Only) from 1st June 2006 as hire charges per month for the Said Facilities apart from and along with the rent payable. Since the facilities and amenities are owned and provided by various owners the monthly hire charges shall be payable proportionately as per table given below:

Name Of The Owner	Hire Charges Per Month Upto 31.05.2006 (Rs.)	Hire Charges Per Month From 01.06.2006 (Rs.)
OWNER -1 Shri Valmick K. Desai (HUF)	3,421/-	6,842/-
OWNER - 2 Shri Vinod K. Desai (HUF)	3,421/-	6,842/-
OWNER -3 Shri Subodh K. Desai (HUF)	3,421/-	6,842/-
OWNER - 4 Shri Mahesh K. Desai (HUF)	3,421/-	6,842/-

Sharanlal Mahabodhale
SSM
Shudakia
SJK

Sharanlal Mahabodhale
SJK
HUF
Sharanlal Mahabodhale
SJK

Shudakia

Valmick Desai
Valmick
Vinod Desai
Vinod

Kokilaben J. Kadam
Subodh Desai
Subodh
Mahesh Desai
Mahesh

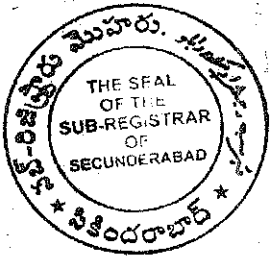
పన్ను వివరాలు నంబర్ 431/061
 వ పుస్తకము 2 1927
 దస్తావేజుల మొత్తం విలువ 11
 ఈ కాగితము వరుస నంబర్ 4

~~Sub-Registrar~~

Rs. 33,780/- towards
 Stamp Duty including transfer Duty U/s 41 of I. S. Act
 and Rs _____
 towards Registration fee on the chargeable value of
 Rs. 17,07,000/- were paid by the party
 through SBH Receipt Number 497971
 dated 17.2.2006 at Kavadiguda Branch.

~~Sub-Registrar~~
 SUB-REGISTRAR
 SECUNDERABAD

CERTIFICATE OF REGISTRATION
 Registered as Document No. 431
 of 2006 (1927 SE) of Book I
 and assigned the Identification
 Number 1606. 1-467-A 2006 for Scanning.



Date: 22/2 / 2006 Registering Officer

**OFFICE OF THE SUB-REGISTRAR
 SECUNDERABAD**

Endorsement Under section 42 of ACT II of 1899
 No. 431 of 2006 Date 23/2/2006
 I hereby certify that the proper deficit
 stamp duty of Rs. 325/- (Rupees Three
Hundred and Two paise only)
 has been levied in respect of the instrument
 from Sr/Cm. Sarkisiddhar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 17,07,000/- being
 higher than the consideration/agreed Market
 Value

~~Sub-Registrar~~
 Sub-Registrar
 SECUNDERABAD
 and Collector U/s 41 & 42
 of Indian Stamp Act, 1899

2420

OWNER - 5 Smt. Swati S. Kadakia	4,586/-	9,171/-
OWNER - 6 Shri. Sharad J. Kadakia	12,984/-	25,968/-
OWNER - 7 Shri. Rajesh J. Kadakia	14,844/-	29,688/-
OWNER - 8 Smt. Kokilaben Kadakia	6,952/-	13,904/-
OWNER - 9 Shri. Sharad J. Kadakia (HUF)	6,032/-	12,064/-
OWNER - 10 Shri Rajesh J. Kadakia (HUF)	5,918/-	11,837/-
TOTAL:	65,000/-	1,30,000/-

5. The HIREE shall pay the hire charges apart from and along with the rent payable to the OWNERS 1 to 10 in the following month on or before the 7th of each month subject to statutory deduction as may applicable.
6. The hire charges mentioned in Clause 2 above and payable to the OWNERS 1 to 10 shall be enhanced at the rate of 6% once in every one (1) year of the last hire charges. The first such enhancement shall be with effect from 01.02.2007 and the enhanced monthly hire charges will be Rs. 1,37,800/-.
7. The OWNERS 1 to 9 have provided a three phase electricity supply of 50 KVA to the Scheduled Premises at they own cost and the HIREE shall pay for the electricity consumed at the applicable tariff as per the reading of the meter provided therein. In case of requirement of additional power over and above 50 KVA, as stated above, the OWNERS 1 to 10 shall execute and provide the necessary documents and co-operate with the HIREE in obtaining the required additional power supply. All such expenses incurred for additional power connection shall be solely borne by the HIREE.
8. The OWNERS 1 to 10 have provided one lift having a capacity of 6 passenger to the Scheduled Premises.
9. The OWNERS 1 to 10 shall allow the HIREE to use the terrace and car/scooter parking space in the Scheduled Premises.
10. The HIREE shall pay the annual maintenance for existing lift and maintain all the other equipments provided by the OWNERS 1 to 10 to the Scheduled Premises.

Shri. Sharad J. Kadakia
Smt. Swati S. Kadakia
Shri. Rajesh J. Kadakia

Shri. Sharad J. Kadakia
Smt. Kokilaben J. Kadakia

Kokilaben J. Kadakia

Rajesh J. Kadakia
Vandana

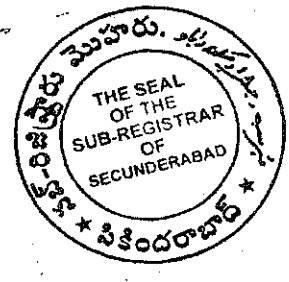
Shri. Sharad J. Kadakia
Vandana

Smt. Swati S. Kadakia
Sudhakar

Rajesh J. Kadakia
Meharaj

దస్తావేజా నంబర్ 431/06
వ పుస్తకము 2 1927 సం
దస్తావేజాలో గుర్తింపు లాగితము 11
ఈ కాగితము పదున వంబు 5

~~మ. రిజిస్ట్రార్~~



431/06

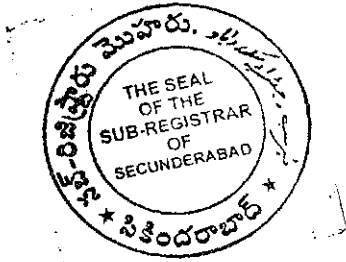
అర్జీనామా సంఖ్య _____

వ వుత్తరము 2 1927 సం

దస్తావేజాల సంఖ్య కాగితం - 11

ఈ కాగితము వరుస సంఖ్య 6

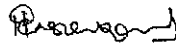
~~జాబ్ ఖాతా~~




IN WITNESS WHEREOF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

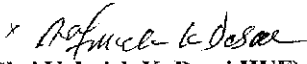
WITNESSES:

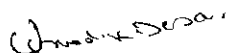
For M/s. C. S. R. Hotels Private Limited)

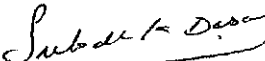
1. 
(K. P. Reddy)



(Sashidhar Reddy),
Managing Director.
HIREE


2. 
(S. S. Hashmi (KASHI))

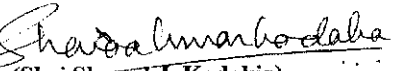

(Shri Valmick K. Desai HUF)
OWNER - 1


(Shri Vinod K. Desai HUF)
OWNER - 2

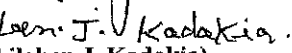

(Shri Subodh K. Desai HUF)
OWNER - 3

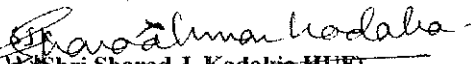

(Shri Mahesh K. Desai HUF)
OWNER - 4

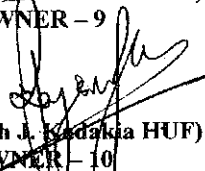

(Smt. Swati S. Kadakia)
OWNER - 5


(Shri Sharad J. Kadakia)
OWNER - 6


(Shri Rajesh J. Kadakia)
OWNER - 7

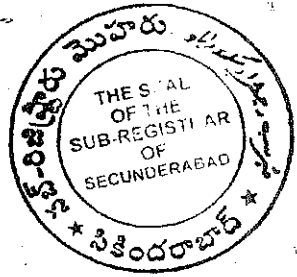

(Smt. Kokilaben J. Kadakia)
OWNER - 8


(Shri Sharad A. Kadakia HUF)
OWNER - 9


(Shri Rajesh J. Kadakia HUF)
OWNER - 10

దస్తావేజుల మొత్తం తగిలె. 427 / 11
ఈ తగిలము వరుస సంఖ్య 7

~~జాబ్బు~~

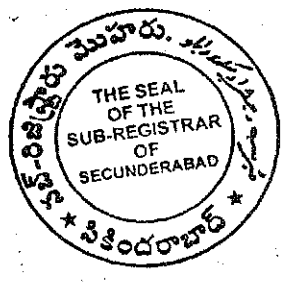


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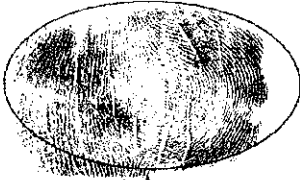



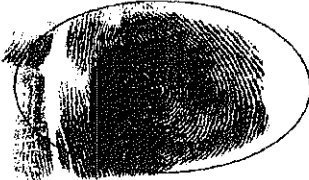

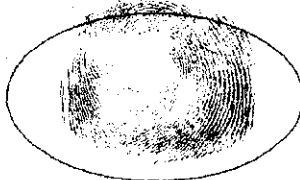

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431/06
సంఖ్య 2 1927
దస్తావేజాల సంఖ్య 11
తేదీ 9

~~సాక్షి~~



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
	<p align="center"><i>Valmick</i></p>  <p align="center"><i>Valmick</i></p>		<p>OWNERS:</p> <p>OWNER NO. 1</p> <p>SHRI VALMICK K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VALMICK K. DESAI S/O. SHRI. KANTILAL B. DESAI</p>
	 <p align="center"><i>Vinod</i></p>		<p>OWNER NO. 2</p> <p>SHRI VINOD K. DESAI (HUF), HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VINOD K. DESAI S/O. SHRI. KANTILAL B. DESAI</p>
	 <p align="center"><i>Subodh</i></p>		<p>OWNER NO. 3</p> <p>SHRI SUBODH K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI SUBODH K. DESAI S/O. SHRI. KANTILAL B. DESAI</p>
	 <p align="center"><i>Mahesh</i></p>		<p>OWNER NO. 4</p> <p>SHRI MAHESH K. DESAI (HUF) HAVING ITS OFFICE AT 4-3-161 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI MAHESH K. DESAI S/O. SHRI. KANTILAL B. DESAI</p>

SIGNATURE OF WITNESSES:

1. *S. S. Desai*

2. *J. Desai*

Shivaramantrabala

(SIR) Kadakia *(SIR) Shivaramantrabala*

(SIR) Shivaramantrabala

Valmick Desai *Vinod Desai* *Subodh Desai*

Mahesh Desai

SIGNATURE OF THE EXECUTANT(S)

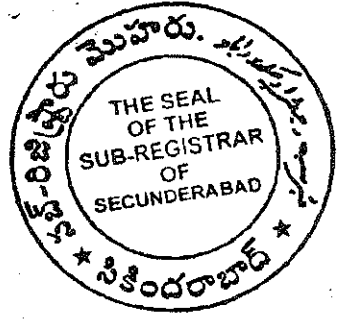
Kokilaben J. Kadakia

SIGNATURE OF THE LESSEE
Shakti

అస్తావేళా నంబర్ 431/067

వ వుత్తమం R 1927

~~మరొకటి~~



431/06

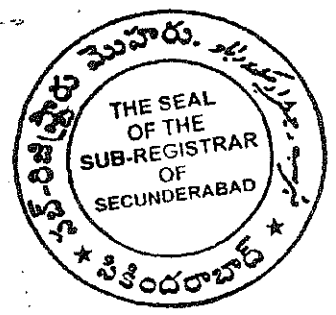
దస్తావేజు సంఖ్య

వ వుస్తకము 2 1927 సం



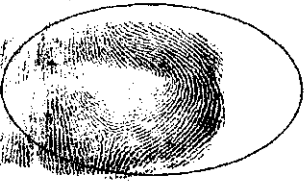

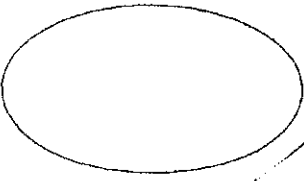
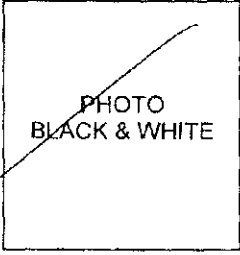
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ఈ కాగితము ఎటువ సంఖ్య 10

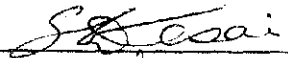
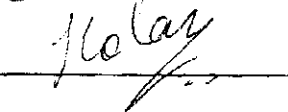
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>SPA FOR OWNER NO. 5, 6, 7, 9 & 10</p> <p>SHRI PRAMODI MODI S/O. LATE SHRI MANILAL C. MODI R/O. H NO. 1-8-165, P. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>HIREE:</p> <p>M/S. C. S. R. HOTELS PRIVATE LIMITED, HAVING ITS REGD. OFFICE AT 3-5-947 & 948 C. C. COMPLEX, HOTEL SUDARSHAN NARAYANGUDA, HYDERABAD - 500 029 REP. BY ITS MANAGING DIRECTOR SHRI SASHIDHAR REDDY S/O. MR. SOMI REDDY</p>
			

SIGNATURE OF WITNESSES:

- 
- 

Chavallamarudake
SIR
HUF
Chavallamarudake
SIR
HUF
Subrahmanya
Subrahmanya

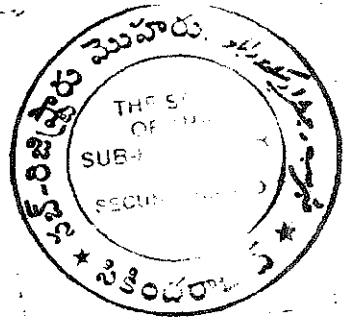
SIGNATURE OF THE EXECUTANT(S)

Kokilaben J. Kadakia
Kadakia
Shashidhar
Shashidhar

SIGNATURE OF THE LESSEE

వ వృత్తము 2 1927
దస్తావేజాల మొదల 11
త కాగము వరుస నంబర్లు 11

~~మొదల~~





आन्ध्र प्रदेश ANDHRA PRADESH

Q. No. 234 Date 11/2/06 Rs. 50/-
 Sold to Mr. Mahesh K. Desai
 S/o. Kantilal B. Desai
 For Whom self & others See-1880

L. G. Chimalgi
 215765
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Celler, Ranigunj
 SECUNDERABAD-500 003

LEASE DEED

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 15th day of February 2006.

Between

Refrence to date
Chandrababu
Subbarao Desai
 M/s. C. S. R. Hotels Private Limited, having its registered office at 3-5-947 & 948, CC Complex, Hotel Sudarshan, Narayanguda, Hyderabad - 500 029, represented by its Managing Director Shri Sashidhar Reddy, S/o. Shri Somi Reddy, resident of 1-10-40/47, 101, Saikrupa Apartments, Street No. 2, Ashok Nagar, Hyderabad.

(LESSEE)

And

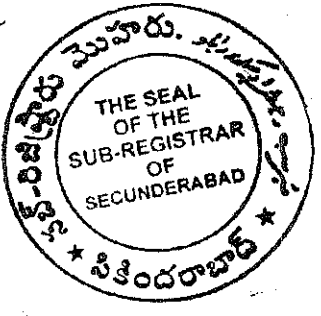
Shri Valmick K. Desai
 Shri Valmick K. Desai HUF, represented by its Karta Shri Valmick K. Desai S/o. Shri. Kantilal B. Desai, aged about 53 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 1)

Shadakhia
Shashidhar Reddy
Shri Valmick K. Desai
Kokilabai J. Kadak

షట్టావేజు నంబర్ 430/061
 వస్తువు కము 2 1927 నా. 4 నా
 ముద్రావేదాల మొత్తు కాగితముల నంబర్ 14
 ఈ కాగితము వరుస నంబర్ 1

~~మొదటి పేజీ~~



2006 స్వంత్యరము... ఫిబ్రవరి నెల... 17... 1927 నా. 4
 మొదటి పేజీ... తది పగలు... మరయు...

గంటలు... రిజిస్ట్రారు కార్యాలయములో
 శ్రీ... రిజిస్ట్రేషన్ చట్టము. 1986 లోని

సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 నెలముద్రలతో సహా దాఖలు చేసి రుసుము రూ... 8470/-

Shakti

రాసు... చేర్చినారు

వాసియిచ్చినట్లు ఒప్పుకున్నది *Shakti*

ఎడమ చొటన వేలు



Sashidhar Reddy S/o. Sanni Reddy
 occ: Business R/o. 1-10-60/4, 101,
 Sakkrupa apt. St. No. 2, Ashwanger, H.T.

Rajmukherjee

ఎడమ చొటన వేలు



Valmiki K. Desai S/o. Kankal B. Desai
 occ: Business R/o. 5-1-513, Hill Street
 Ranigunj, Sec'bad.

ఎడమ చొటన వేలు

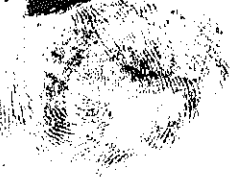
Vinod K. Desai



Vinod K. Desai S/o. Kankal B. Desai
 occ: Business R/o. 5-1-513, Hill Street
 Ranigunj, Sec'bad.

ఎడమ చొటన వేలు

Sudodh K. Desai



Sudodh K. Desai S/o. Kankal B. Desai
 occ: Business R/o. 5-1-513, Hill Street
 Ranigunj, Sec'bad.



आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 835
 Date 1/2/06
 Sold to My Mahesh K. Desai
 S/o Kantilal B. Desai
 For Whom self & others see-1800

L. G. Chimalgi
 215766
LEELA G. CHIMALGI
 STAMP VENDOR
 LA. 02/2006
 5-4-76/A, Cellar, D...
SECUNDERABAD 50003

Shri Vinod K. Desai HUF represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 55 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

Shri Subodh K. Desai HUF represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 57 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

Shri Mahesh K. Desai HUF represented by its Karta Shri Mahesh K. Desai S/o. Shri. Kantilal B. Desai, aged about 61 years, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad- 500003.

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR - 2)

(LESSOR - 3)

(LESSOR - 4)

(LESSOR - 5)

Subodh K. Desai

Mahesh K. Desai

S. S. Kadakia

Shri Vinod K. Desai

Shri Subodh K. Desai

Shanti

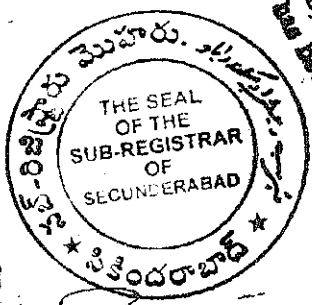
Mahesh K. Desai

Vinod K. Desai

Swati S. Kadakia

Kankilaben J. Kadakia

దస్తావేజు సంఖ్య 430/06
 వచ్చిన తేదీ 2 1927 నా. క. నం.
 దస్తావేజుల మొత్తు కిగితుల సంఖ్య 14
 కిగితుల నమూనా సంఖ్య 2



Hereby certify that on the production
 of original instrument, I have satisfied
 myself that the stamp duty of 100/-
 has been paid here:-
 SUB-REGISTRAR

ఎడమ బొటన వేలు

[Handwritten signature]

NAME: Premal Modi S/O. Lak Manilal L. Modi
 OCCN: Business R/O. 1-8-165, P. G. Road
 Sec 165

ఎడమ బొటన వేలు

Kokilaben J. Kodakia

NAME: Kokilaben J. Kodakia S/O. Late Jayabai A. Kodakia
 OCCN: House wife R/O. Plot no. 5, 1st cross,
 Trimurthy colony, Mahadragally
 Andhra

దికానింపింది

1) Personal

NAME: K. Prabhakar Reddy S/O. K. R. Reddy
 OCCN: Sec 165 R/O. 5-4-187/3 & 4, M. G. Road
 Sec 165

2) Religious

NAME: S. Narayana S/O. Late S. Annamma
 OCCN: Sec 165 R/O. 150, High Street
 Keshavnagar

2006 వ సం॥ ఫిబ్రవరి నెల 17 వ తేదీ నవ-రిజిస్ట్రారు
 1927 శా.న సం॥ మౌఖి మాసము 28 వ తేదీ

Shri Sharad J. Kadakia S/o. Late Shri Jayantilal M. Kadakia aged about 47 years residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 92604, U.S.A.

(LESSOR - 6)

Shri Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 51 years residing at #910, South Elcamino, Real Samclemante, California - 92672, U.S.A.

(LESSOR - 7) ✓

Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia, aged about 73 years residing at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad.

(LESSOR - 8)

Shri Sharad J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Shri Sharad J. Kadakia, S/o. Late Shri Jayantilal M. Kadakia.

(LESSOR - 9) ✓

Shri Rajesh J. Kadakia HUF, having its office at Road No. 5, Plot No. 5, Trimurthy Colony, Mahendra Hills, Hyderabad and represented by its Karta Rajesh J. Kadakia S/o. Late. Shri. Jayantilal M. Kadakia.

(LESSOR - 10)

(Collectively hereinafter referred to as LESSORS)

The expressions LESSEE and LESSOR- 1, LESSOR-2, LESSOR-3, LESSOR-4, LESSOR-5, LESSOR-6, LESSOR-7, LESSOR-8, LESSOR-9 and LESSOR-10 shall unless excluded by or repugnant to the subject or context shall deem to include their respective legal heirs, executors, administrators, successor and/or assigns.

Description of Property

Super Built-up Area of 19,000 sft. in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.), and Second Floor (7,450 sft.), in building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.

(Referred herein as Scheduled Premises)

WHEREAS

1. LESSORS are the absolute Owners and in peaceful possession and enjoyment of premises aggregating to super built-up area of 19,000 sft., in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.) and Second Floor (7,450 sft.), in the building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad.
2. The LESSORS have represented that they are the true and lawful OWNERS of their respective portions in the Scheduled Premises aggregating to Super Built-up area of 19,000 sft., by virtue of documents such as sale deeds, partition deeds, inheritance under the a will and there are no legal impediment for letting out the Scheduled Premises.

Sh. Kadakia
Ssk

Shri Rajesh J. Kadakia
SJK

Shri Sharad J. Kadakia

Shri Rajesh J. Kadakia
SJK

Shri Sharad J. Kadakia
Ssk

Smt. Kokilaben J. Kadakia

Rajmika K Desai

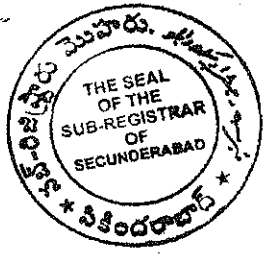
Shri Rajesh J. Kadakia

Kokilaben J. Kadakia

Shri Sharad J. Kadakia

Shri Rajesh J. Kadakia

ప్లాన్ నెంబర్ 430/06
 వచ్చిన తేదీ 2 1927 శా.శ. సం.
 దస్తావేజుల మొత్తం కనిపించిన నెంబర్ 14
 ఈ కారకు వరుస నెంబర్ 3



Handwritten signature

అదమ బొటాన వేలు



సయాసందినా

Tahseel Keela

NAME: Mahesh K. Desai S/o. Kantilal S. Desai
 OCCN: Buena R/o. 5-1-53 Hill Street
Rangireddy Sec'nd

1) *Present*

2) *...*

NAME: S. Prasad Rao S/o. S. P. Rao
 OCCN: Sec'nd R/o. 5-4-18/13 G.M. Road
Sec'nd

NAME: S. S. K. Karim S/o. Late S. S. M. W. Karim
 OCCN: ... R/o. ...

2006 ప సం. ఫిబ్రవరి నెం 22 వ తేదీన *[Signature]*
 1927 శా.శ. సం. ఫిబ్రవరి మాసము 3 వ తేదీ

Rs. 33,780/- towards
 Stamp Duty including Transfer Duty, up 41 of I. S. Act
 and Rs
 towards Registration fee on the chargeable value of
 Rs. 17,07,000/- were paid by the party
 through BH Receipt Number 497972
 dated 17.2.2006 at Kaverajuda Branch.

[Signature]
 SUB-REGISTRAR
 SECUNDERABAD

3. The LESSORS have further represented that the building known as S. M. Modi Commercial Complex has been constructed by a builder Shri. Satish Modi after obtaining the requisite permissions from the concerned authorities and the building has been completed in conformity with sanctioned plans and the building can be used for commercial purposes.
4. The LESSEE is in need of the Scheduled Premises for the purposes of its hotel business and has approached the LESSORS for the same. At the request of the LESSEE, the LESSORS have agreed to give on lease the Scheduled Premises on the mutually agreed terms and conditions of the lease hereinafter appearing.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS

1. In consideration of the rent herein reserved and of the covenants on the part of the LESSEE to be performed and observed, the LESSORS hereby grants and demises unto the LESSEE the Scheduled Premises admeasuring super built-area of 19,000 sft., together with the right to use and enjoy the facilities provided thereto more fully described in the Schedule hereunder written and together with all easements, rights and advantages appurtenant thereof.
 - a) The tenancy month shall be the English Calendar month.
 - b) The lease shall be for a period of five (5) years commencing from 1st February 2006 (hereinafter called the 'effective date') and the LESSEE shall have an option to renew the same for two further periods of 5 years each on the same terms and conditions contained herein by execution and registration of fresh Lease Deeds.
 - c) The LESSEE shall pay to the LESSORS a sum aggregating to Rs. 65,000/- (Rupees Sixty Five Thousand Only) from 1st February 2006 and thereafter a sum of Rs.1,30,000/- (Rupees One Lakhs Thirty Thousand Only) from 1st of June 2006, per month as lease rent for the demised premises. Since the Scheduled Premises is owned by various LESSORS the monthly rents to be paid to respective LESSORS shall be as under:

Name Of The Lessor	Area Leased (Super Built-Up)	Rent Per Month Upto 31.05.2006	Rent Per Month From 01.06.2006 to 31.01.07 (Rs.)
LESSOR -1 Shri Valmick K. Desai (HUF)	1000 sft. (Second Floor)	3,421	6,842
LESSOR -2 Shri Vinod K. Desai (HUF)	1000 sft. (Third Floor)	3,421	6,842
LESSOR -3 Shri Subodh K. Desai (HUF)	1000 sft. (Third Floor)	3,421	6,842
LESSOR -4 Shri Mahesh K. Desai (HUF)	1000 sft. (Second Floor)	3,421	6,842

J. Kadakia
SJK

Shaktish

Valmick K. Desai

Vinod K. Desai

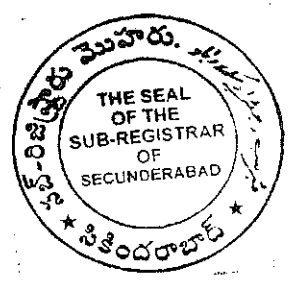
Kokilaben J. Kadakia
Subodh K.

Mahesh K. Desai

Satish Modi

దస్తావేజు సంఖ్య 430/06
 వ పుస్తకము 2 1927 శా. సం. 14
 దస్తావేజుల మొత్తం కనిపించిన సంఖ్య 14
 ఈ కారితము వరుస సంఖ్య 4

~~మొదటి~~



CERTIFICATE OF REGISTRATION

Registered as Document No. 430
 of 2006 (1927 SE) of Book I
 and assigned the Identification
 Number 1606.../1-406-2006 for Scanning.

Date: 23/2 /2006 Registering Officer

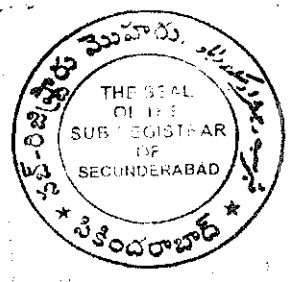
**OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD**

Endorsement Under section 42 of ACT II of 1939
 No. 430 of 2006 Date 23/2/2006
 I hereby certify that the proper deficit
 stamp Duty of Rs. 325/- (Rupees Three
Hundred and twenty five only)
 has been levied in respect of the instrument
 from Sri/Ms. Sankar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1707000/- being
 higher than the consideration/agreed market
 value

Sub-Registrar
 SECUNDERABAD
 and Collector U/s 41 & 42
 of Indian Stamp Act, 1899

ప్రజానామ సంఖ్య 430/061
వస్తువలస 2 1927 న. * నం
దస్తావేజాల మొత్తం తగిలించిన సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 5

వకీలుగారి



2. The LESSEE hereby covenants and represents with the LESSORS as follows:

- a) To regularly pay the monthly lease rent reserved above on the due dates and in the manner stated above. In case of delay in payment of monthly rent the LESSEE shall be liable to pay interest at the rate of 18% per annum on the rent amount due date till the actual date of payment.
- b) To deliver back vacant possession of the Scheduled Premises to the LESSORS immediately upon expiry of the term of this lease and/or on earlier termination in good and tenantable condition subject to reasonable wear and tear.
- c) To carryout day to day maintenance of the Scheduled Premises and keep the same in good and tenantable condition, carryout minor repairs of whatsoever nature as may be necessary to the Scheduled Premises, but, however, shall not be responsible to perform the LESSORS duties as stipulated in Clause 3 herein below.
- d) Not to store any combustible materials or other articles prohibited under law in the Scheduled Premises and use the same only for lawful business and allied purposes as permitted under law. However, the LESSEE may store the LPG cylinders and such chemicals and other materials or articles that required for the use in the restaurants etc., for running of DG sets and for cleaning purposes as permitted under the law.
- e) Not to do or cause to be done anything that might affect LESSORS title over the Scheduled Premises including any actions or inactions, which might prejudicially affect the protection under any insurance coverage, obtained by the LESSORS.
- f) The LESSEE shall not alter or make structural additions and alterations that may permanently damage the demised premises and/or change the external appearance or common areas like lobbies and the parking floors in the Scheduled Premises or remove therefrom any fixtures or fittings provided by the LESSORS therein without the prior written permission of the LESSORS, which shall not be unreasonably withheld. Nevertheless, the LESSEE may, without express permission, install any temporary partition, interior decoration and fitouts without causing any damage to the existing structure of the Scheduled Premises, provided however, that on the expiration or termination of this lease, the LESSEE at its own cost and expense, shall remove all such temporary partitions and put the LESSORS in possession of the Scheduled Premises in the same condition in which it is delivered to the LESSEE, normal wear and tear excepted.
- g) The LESSEE shall be liable to pay the charges at actual for the consumption of the water & electricity power in the Scheduled Premises at the prevailing tariff as applicable in respect of the Scheduled Premises. The LESSEE shall be responsible for the consequences of non-payment of consumption charges to the APTRANSCO, Water works department or any statutory authority regulating the water / electricity supply. The LESSEE shall also be liable to pay the penalty and/or additional consumption deposit as may be imposed by APTRANSCO / Water works department or any other regulatory authority in the event that such penalty and/or additional consumption deposit is levied for reasons directly attributable to the usage of the water / power to the Scheduled Premises by the LESSEE. The LESSEE if required shall enhance water / power supply at his own cost.

S. Kadakia
S.S.K

Shashidhar

Rajmukherjee
Rajmukherjee

Ganavalmabodala
S.S.K

Ganavalmabodala
S.S.K

Subodh
Subodh

-6-
Subodh
Subodh

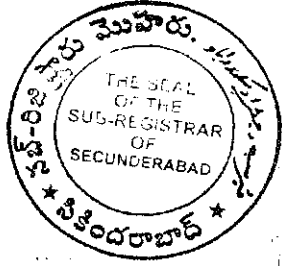
[Signature]

[Signature]

Kokilaben J. Kadakia
Yashesh Kesar
Kokilaben

దస్తావేజా సంఖ్య 430/06
వ వృత్తము 2 1927 శా.శ.నా
దస్తావేజాల మొత్తం కాగితముల సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 6

~~మరియు~~



- h) The LESSEE shall not do or suffer to be done in the Scheduled Premises any act, deed, matter or thing that may cause nuisance or annoyance to the LESSORS or neighbours.
- i) The LESSEE agrees that the LESSORS shall not be responsible or liable for any theft, loss or damage or destruction of any property of the LESSEE lying in the Scheduled Premises, nor for any bodily injury to any person during the occupancy of the Scheduled Premises from any cause whatsoever unless it is due to the willful act or omission/negligence on part of the LESSORS.
- j) The LESSEE shall not induct any third party or create any third party interest in or upon or in respect of the Scheduled Premises. The lease shall be restricted to the use and occupation of the LESSEE. The lease shall neither be transferable nor intended to be transferred.

3. The LESSORS hereby covenants with the LESSEE as follows:

- a) That the LESSEE, upon paying the rent and observing and performing the several covenants and conditions on a LESSEE'S part herein contained, shall be entitled to peaceful possession and enjoyment of the Scheduled Premises and all easements, rights and advantages appurtenant thereto at all times during the period of this lease without interruption by the LESSORS or any person claiming under or in trust.
- b) Subject to Clause 2 (b) above, the LESSORS shall allow the LESSEE to erect/install any temporary partition or structure or make other temporary alterations at no additional rent/charge in order to provide for conference rooms, cabins, work stations etc., subject to LESSEE ensuring permissible load factors on the Scheduled Premises without causing damage to the building.
- c) The LESSORS shall upon receipt of notice from the LESSEE carryout all major repairs such as may be occasioned by the deterioration or falling of a wall, ceiling, roof, water seepage on the ceiling or any part thereof at the Scheduled Premises within thirty days of receipt of such notice failing which LESSEE may carry out the repairs and deduct the actual cost thereof from the future rent.
- d) The LESSORS declares that the Scheduled Premises is not subject to any charges or encumbrances of any nature whatsoever. However, the LESSORS shall be entitled to obtain financial assistance from the financial institutions by creating charge over the property without affecting the rights of the LESSEE under this lease deed. The LESSORS may be entitled to assign the rent in full or part to any third party including bank or financial institution. Upon receiving such written instructions LESSEE shall pay directly to the third party as mentioned above. The LESSORS agrees that they indemnify the LESSEE against all costs/expenses and damages, in case of any proceedings, claims and demands arising out of any dispute relating to the title of the LESSORS and or due to the third party charges in Scheduled Premises and/or relating to possession and usage of the same.
- e) The LESSEE shall be entitled to exhibit and put up their signage boards in the Scheduled Premises at its discretion at no extra payment to LESSORS subject to compliance of the applicable laws. However, in the event that the LESSORS objects to such placement of signage board by the LESSEE in the first instance then the LESSEE will endeavour to display the same at mutually agreed place. The LESSEE shall pay the necessary taxes to the local authorities for display of hoardings/signage.

S. Kadakia (SEK)

 Shashidhar

 Rajmukh K Desai (Attorney)

 Chandra Mohan (Vivod)

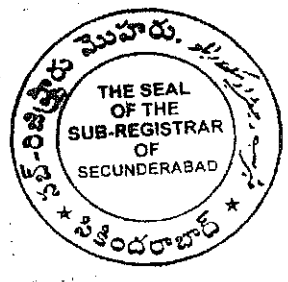
 Subramanian (Subodh)

 Kokilaben J. Kadakia

 Tapash Kulkarni

430/06
14
7

~~...~~



4. The LESSORS represents and warrants to the LESSEE as follows:

a) That the LESSORS, has good marketable title in respect of the Scheduled Premises and is the absolute OWNERS of the entire land whereupon the Scheduled Premises is situated and the LESSORS has unfettered right to lease and full right, absolute power and authority to deal with the property and grant a lease of the Scheduled Premises upon such terms as they deem fit. In event of there being any defect or deficiency or inadequacy in the LESSORS right to execute this lease for the commercial purpose and use by the LESSEE, the LESSORS undertakes to indemnify the LESSEE in accordance with clause 3(g) above.

5. It is hereby mutually agreed as follows:

a) The LESSEE, has no option to sublet the entire or any portion of the Scheduled Premises.

b) In the event of violence due to war or civil commotion or fire accidents, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible, force or an act of God (not being an act or omission on the part of the LESSEE, its agents servants etc..) causing damage to the Scheduled Premises or part thereof to an extent that prohibits/prevents the LESSEE from occupying the premises or part thereof, the LESSORS will to the satisfaction of the LESSEE restore and reinstate the Scheduled Premises within a period of 12 months at they cost and expense, and during which time the rent or proportionate part thereof shall remain suspended until the Scheduled Premises is restored and reinstated and made ready for use and occupation of the LESSEE provided always that if the Scheduled Premises is not restored and reinstated and made ready for use and occupation within a period of 12 months or any extension thereof from the date of the happening of any of the aforesaid events the LESSEE shall be at liberty without prejudice to its rights under any provisions of this lease to terminate the lease by giving thirty (30) days notice in writing and thereupon this lease shall stand terminated without prejudice to any claim by either party against the other in respect of any breach of the terms and conditions of this lease deed. However, the LESSORS shall not be liable, in any manner whatsoever, to the LESSEE for any damage suffered by or occasioned to the property and person of the LESSEE or its employees or other personnel arising out of any natural disasters.

c) It shall be default of this lease if the LESSEE fails or neglects to pay the rent for any three consecutive months whether demanded or not, or materially violates any of the terms provided herein and the LESSORS may issue a notice thereof to the LESSEE. If any such default continues unabated for one month after notice thereof by LESSORS to the LESSEE, the LESSORS will be entitled to terminate this lease, not withstanding the fact that the contractual period (that is, the term) of this Lease has not expired. Thereafter, the LESSEE shall vacate the Scheduled Premises and deliver the peaceful vacant possession to the LESSORS the security deposit. Upon handing over of physical vacant possession as contemplated above, the LESSEE shall have no further responsibility for payment of rent except for amounts due and payable prior to the date of termination by the LESSORS.

d) The parties agrees that it is compulsory to register the Lese under the Registration Act, 1908. However, the expenses towards stamp duty and registration fee etc., in respect of registration of lease deed are to be borne by the LESSEE. The parties to this deed shall beach bear their respective legal, consultant or other costs incurred in respect of the drafting, negotiation execution and registration of this Deed.

S. Kadakia

SJK

Shahidul

Shereahmanhoda

SJK

SJK

Shereahmanhoda

SJK

SJK

Rajendra Kumar

SJK

Chandrasekar

SJK

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Sulochan

[Signature]

[Signature]

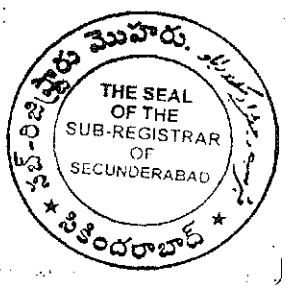
Kokilaben J. Kadakia

Prakash Kumar

SJK

430/06
1927
14
శ్రీ కాగితము వరుస నెంబర్ 9

~~శ్రీ కాగితము~~



- c) The parties shall co-operate with each other for obtaining necessary approval, if any, from the Government or from any other authorities under Central or State Government, in respect of any matters related to these presents.
- d) The LESSEE shall permit the LESSORS or its authorised agents to enter upon the Scheduled Premises for inspection and carrying out repairs at reasonable business hours of operation in the day with prior written intimation and consent of the LESSEE and such inspection and repairs, if any, should be in the presence of a representative of the LESSEE.
- e) Any notice required to be served upon the LESSEE shall be sufficiently served and given if delivered to it by Registered Post with A. D. or left at the address first given above and at the Scheduled Premises or last known address intimated to LESSORS duly acknowledge by the LESSEE. Any notice that may be required to be served upon the LESSORS shall be sufficiently served and given if delivered by Registered Post with A.D. or left at the address first given above or last known address intimated to LESSEE and duly acknowledged by the LESSORS.
- f) Any modification or variation of any of the terms and conditions set forth herein shall not be valid unless incorporated as an amendment to this lease deed and signed by the duly authorised representatives of the parties.
- g) In the event of any dispute or differences between the parties relating to this Deed the same shall be referred to two arbitrators each to be appointed by the LESSEE respectively who on their entering upon reference shall appoint an Umpire and the decision of the Umpire shall be final and binding on the parties. The Arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and the venue of arbitration shall be at Hyderabad and the language to be used in the arbitration proceedings shall be English.
- h) This Lease Deed shall be governed by and construed in accordance with the laws of India and all the parties submit to the exclusive jurisdiction of the Courts of Hyderabad, Andhra Pradesh.
- i) This Lease Deed is executed in three sets. Original set to be retained by Kadakia group (i.e., LESSOR 5 to 10), Second set to be retained by Desai group (i.e., LESSOR 1 to 4) and the third set to be retained by the LESSEE.

SCHEDULE OF PREMISES

All that commercial space having super built-up area of 19,000 sft., in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.) and Second Floor (7,450 sft.), in the building known as S. M. Modi Commercial Complex, bearing various Municipal Nos. 5-4-187/5/15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad and bounded as given below:

East By : Necklace Road
 West By : Neighbour's building
 North By : Land belonging to M/s. Sai Prakash Sudarshanam Industries Pvt. Ltd
 South By : Private road

S. Kadakia
 SSK

Cheralmar Kadakia
 JK

Suresh Babu Kadakia
 HUP

Shalish

Kokilaben J. Kadakia

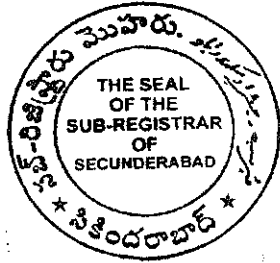
Prakash Desai
 Prakash Desai

Suback Desai
 Suback Desai

Mahesh
 Mahesh

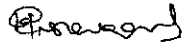

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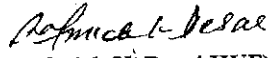
IN WITNESS WHEREOF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

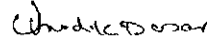
WITNESS:

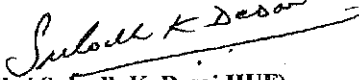
1. 
(R. P. Reddy)
2. 
(S. SWATHI KANTHI)


For M/s. C. S. R. Hotels Private Limited)


(Sashidhar Reddy),
Managing Director.
LESSEE

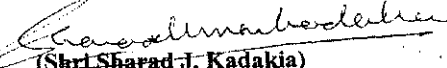

(Shri Valmick K. Desai HUF)
LESSOR - 1

x 
(Shri Vinod K. Desai HUF)
LESSOR - 2

x 
(Shri Subodh K. Desai HUF)
LESSOR - 3

x 
(Shri Mahesh K. Desai HUF)
LESSOR - 4



(Smt. Swati S. Kadakia)
LESSOR - 5


(Shri Sharad J. Kadakia)
LESSOR - 6

RJK

(Shri Rajesh J. Kadakia)
LESSOR - 7

Kokilaben J. Kadakia
(Smt. Kokilaben J. Kadakia)
LESSOR - 8

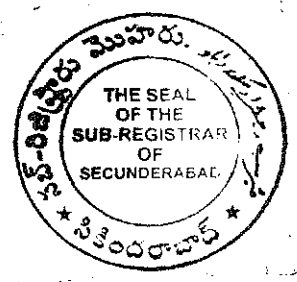

(Shri Sharad J. Kadakia HUF)
LESSOR - 9

RJK

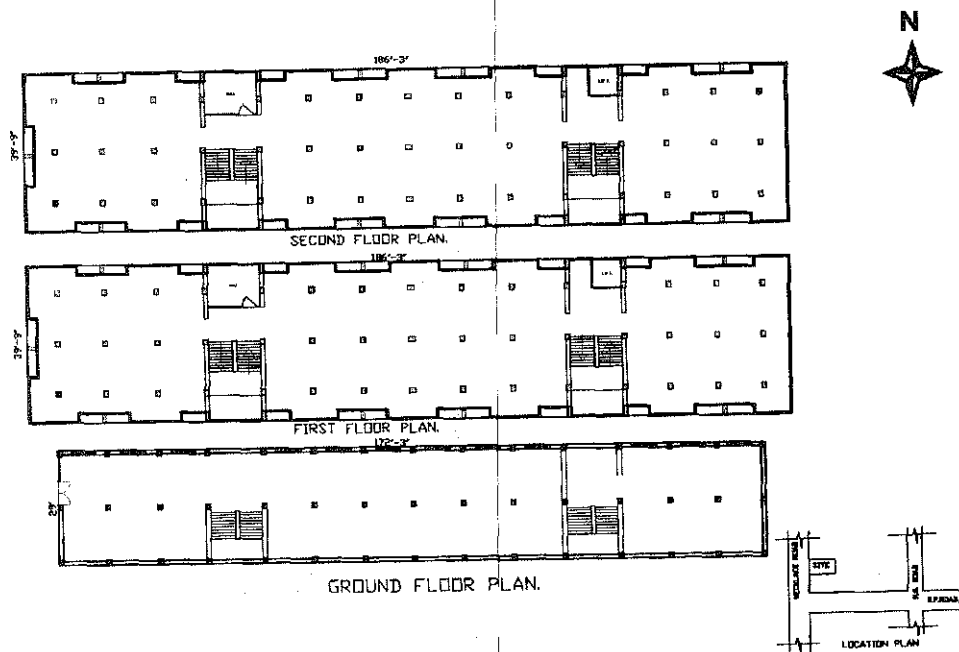
(Shri Rajesh J. Kadakia HUF)
LESSOR - 10

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~~మంత్రి~~



REGISTRATION PLAN FOR LEASE DEED SHOWING PREMISES BEARING M.C.H. NO. 5-4-187/5/15, 16, 17, 18 & 19,
 GROUND/FLOOR, FIRST FLOOR & SECOND FLOOR OF S. M. MODI COMMERCIAL COMPLEX, **Situated at**
 KARBALA MAIDAN, NECKLACE ROAD, SECUNDERABAD, HYDERABAD **Dist.**
LESSORS: MR. VALMICK K. DESAI HUF, REP. BY ITS KARTA MR. VALMICK K. DESAI S/O. MR. KANTILAL B. DESAI
 AND OTHERS,
 MRS. KOKILABEN J. KADAKIA W/O. LATE MR. JAYANTILAL M. KADAKIA, AND OTHERS
LESSEE: M/S. C. S. R. HOTELS PRIVATE LIMITED, REP. BY ITS MANAGING DIRECTOR
 MR. SASHIDHAR REDDY, S/O. MR. SOMI REDDY
REFERENCE: **SCALE:** **INCL:** **EXCL:**
SUPER BUILT-UP AREA: 19,000 **SQ. FT.** **SQ. MTRS.**



WITNESSES:

1. *[Signature]*

2.

SIG. OF THE LESSOR(S)

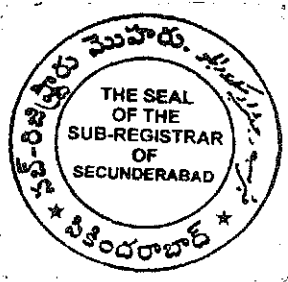
1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
Subodh
4. *[Signature]*
Mahesh
5. *[Signature]*
SJK
6. *[Signature]*
SJK
7. *[Signature]*
R.J.
8. *[Signature]*
Kokilaben J. Kadakia
9. *[Signature]*
SJK - HUF
10. *[Signature]*
R.J.

SIG. OF THE LESSEE



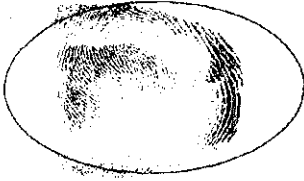

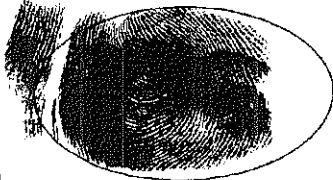

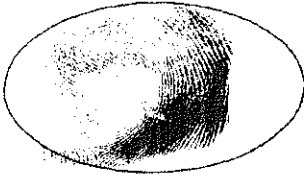

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~~Handwritten signature~~



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			LESSORS: LESSOR NO. 1 SHRI VALMICK K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VALMICK K. DESAI S/O. SHRI. KANTILAL B. DESAI
			LESSOR NO. 2 SHRI VINOD K. DESAI (HUF), HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI VINOD K. DESAI S/O. SHRI. KANTILAL B. DESAI
			LESSOR NO. 3 SHRI SUBODH K. DESAI (HUF) HAVING ITS OFFICE AT 5-1-513 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI SUBODH K. DESAI S/O. SHRI. KANTILAL B. DESAI
			LESSOR NO. 4 SHRI MAHESH K. DESAI (HUF) HAVING ITS OFFICE AT 4-3-161 HILL STREET, RANIGUNJ SECUNDERABAD- 500003. REP. BY ITS KARTA SHRI MAHESH K. DESAI S/O. SHRI. KANTILAL B. DESAI

SIGNATURE OF WITNESSES:

1. *Shri Desai*
2. *Kolaf*

Shri Kantilal B. Desai *Shri Kantilal B. Desai*
SSK *SSK* *SSK* *SSK*
HUF *HUF* *HUF* *HUF*

Refinica Desai *Unnik Desai*
Valmick *5-1-513*

Mahesh Desai
HUF

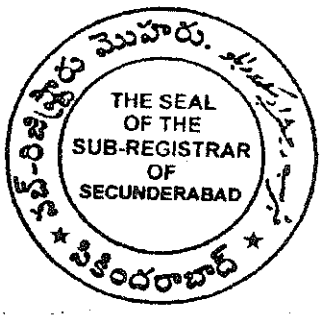
Shri Subodh K. Desai
SIGNATURE OF THE EXECUTANT(S)

Kokilabeen J. Kodakia
SIGNATURE OF THE LESSEE




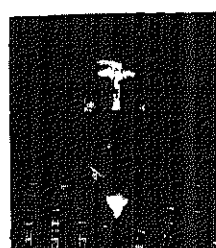


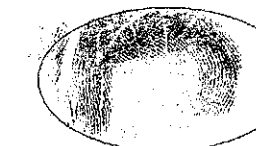

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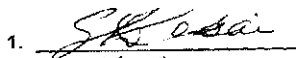
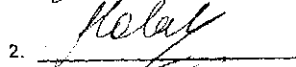
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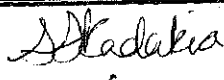

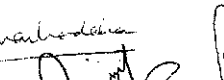


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


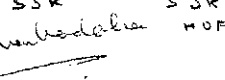
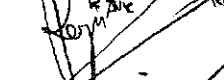
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
	<p>Left Thumb impression</p> <p>SSK</p> 		<p>LESSOR NO. 5</p> <p>SMT. SWATI S. KADAKIA W/O. SHRI SHARAD J. KADAKIA, R/O. THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE CA 92604, U.S.A.</p>
	<p>SSK</p> 		<p>LESSOR NO. 6 & 9</p> <p>SHRI SHARAD J. KADAKIA S/O. LATE SHRI JAYANTILAL M. KADAKIA R/O. THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE CA 92604, U.S.A.</p>
	<p>RJK</p> 		<p>LESSOR NO. 7 & 10</p> <p>SHRI RAJESH J. KADAKIA S/O. LATE SHRI JAYANTILAL M. KADAKIA #910, SOUTH ELCAMINO, REAL SAMCLEMANTE, CALIFORNIA - 92672, U.S.A.</p>
			<p>LESSOR NO. 8</p> <p>SMT. KOKILABEN J. KADAKIA W/O. LATE SHRI. JAYANTILAL M. KADAKIA R/O. ROAD NO. 5, PLOT NO. 5, TRIMURTHY COLONY, MAHENDRA HILLS, HYDERABAD.</p>

SIGNATURE OF WITNESSES:


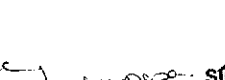
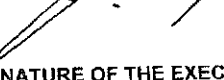
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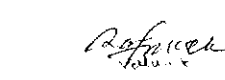
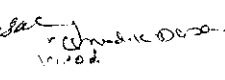
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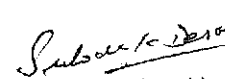
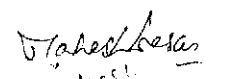
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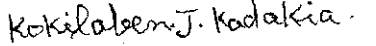
 

Subodh K. Dasa Tahesh K. Dasa

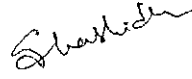
Subodh K. Dasa Tahesh K. Dasa

SIGNATURE OF THE EXECUTANT(S)

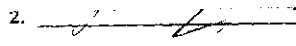




Kokilaben J. Kadakia

SIGNATURE OF THE LESSEE

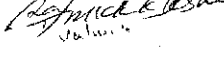
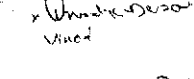


Shashidhar

- 

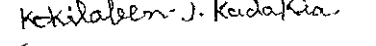
 

Subodh K. Dasa Subodh K. Dasa

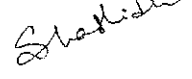
Subodh K. Dasa Subodh K. Dasa

SIGNATURE OF THE EXECUTANT(S)



Kokilaben J. Kadakia

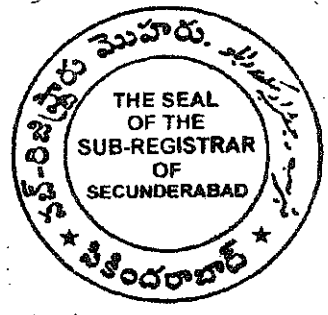
SIGNATURE OF THE LESSEE





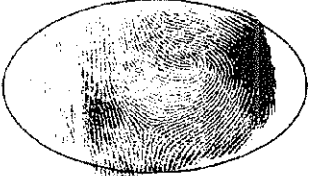
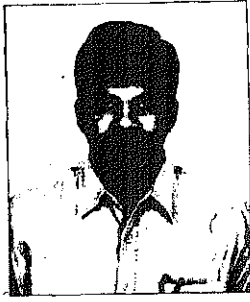
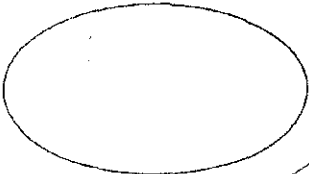
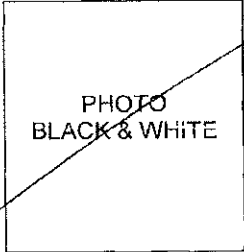
Shashidhar

నామినేషన్ నంబర్ 430/06
వ వుత్తరకు 2 1927 సం
దస్తావేజుల నెంబర్ 14
ఈ కాగితము వరుస నెంబర్ 13



~~వకీలు~~



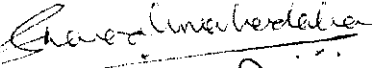
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

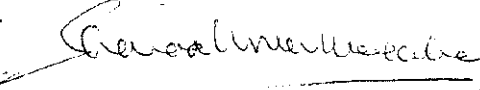
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>SPA FOR LESSOR NO. 5, 6, 7, 9 & 10</p> <p>SHRI PRAMODI MODI S/O. LATE SHRI MANILAL C. MODI R/O. H NO. 1-8-165, P. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>LESSEE:</p> <p>M/S. C. S. R. HOTELS PRIVATE LIMITED, HAVING ITS REGD. OFFICE AT 3-5-947 & 948 C. C. COMPLEX, HOTEL SUDARSHAN NARAYANGUDA, HYDERABAD - 500 029 REP. BY ITS MANAGING DIRECTOR SHRI SASHIDHAR REDDY S/O. MR. SOMI REDDY</p>
			

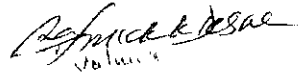
SIGNATURE OF WITNESSES:

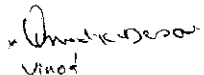
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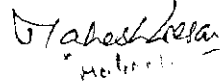

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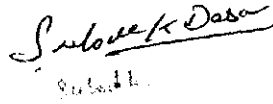

SSK


Vinod


Vinod

SIGNATURE OF THE EXECUTANT(S)
Ketilaben J. Kedia

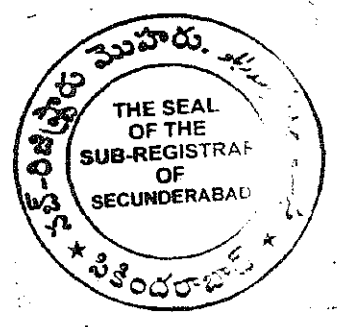

Mahesh


Subodh

SIGNATURE OF THE LESSEE
Sashidhar

దస్తావేజు సంఖ్య 430/06
వ వుత్తరము 2 1927 నా. శ. సం.
దస్తావేజుల మొత్తం సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 14

~~మర దస్తావేజు~~





आन्ध्र प्रदेश ANDHRA PRADESH

L. G. Chinnay
LEELA G. CHIMAYI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

BU8 1/2/06 50/-
A. No. _____
Sold to Mr. Vinod K. Desai
S/o. Kantilal B. Desai
For What Self & others

86-322

GENERAL AMENITIES AGREEMENT

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 15 day of February 2006.

Between

M/s. C. S. R. Hotels Private Limited, having its registered office at 3-5-947 & 948, CC Complex, Hotel Sudarshan, Narayanguda, Hyderabad - 500 029, represented by its Managing Director Shri Sashidhar Reddy, S/o. Mr. Somi Reddy, resident of 1-10-40/47, 101, Saikrupa Apartments, Street No. 2, Ashok Nagar, Hyderabad.

(HIREE)

And

Shri Valmick K. Desai HUF, represented by its Karta Shri Valmick K. Desai S/o. Shri. Kantilal B. Desai, aged about 53 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

Kokilaben J. Kadakia

Shivaraman Kodala
Shivaraman Kodala
Shivaraman Kodala

(OWNER -)
[Signature]
[Signature]

Shivaraman Kodala

Valmick K. Desai
Valmick

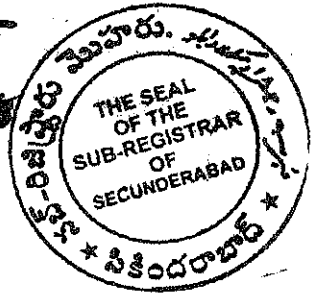
Shivaraman Kodala
Karta

Santosh K. Desai
Santosh

Vijayeshwar
Vijayeshwar

ధర్మావేదిక నంబర్ 431/06
 వచ్చిన తేదీ 1927 నా 4 నా
 ధర్మావేదికల మొత్తం కాగితముల సంఖ్య 11
 ఈ కాగితము వరుస సంఖ్య

I hereby certify that on the production
 of this instrument, I am satisfied
 myself that the stamp duty of Rs. 100/-
 has been paid thereon.



2006 సంవత్సరము ఫిబ్రవరి నెల 17 తేది 1927 జ.4.
 మూలము నంబర్ 28 తేది వగలు మలయు
 గంటల పుస్తక నిర్మాణము వే-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. ఎ.కె. డి. కె. డి. రిజిస్ట్రేషన్ చట్టము, 1986 లోని
 సెక్షన్ 32 అనుబంధ సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 వెరిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 8470/-
 చలాశుద్ధారా చెల్లించినారు.
 వ్రాసియుచ్చినట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు

NAME: Sankidhar Reddy S/O. Sani Reddy
 OCCN: Business R/O. 1-10-10/1st, 1st
 sai krupa apts, St. No. 2, Ashoknagar, Hyd.



ఎడమ బొటన వ్రేలు

Umodik Desai

NAME: Valmie S. Desai S/O. Kantilal B. Desai
 OCCN: Business R/O. 5-513, Hill Street
 Ranigunj, Sec'abad



ఎడమ బొటన వ్రేలు

Sudheek Desai

NAME: Venod K. Desai S/O. Kantilal B. Desai
 OCCN: Business R/O. 5-1-513 Hill Street
 Ranigunj, Sec'abad



NAME: Sudath S. Desai S/O. Kantilal B. Desai
 OCCN: Business R/O. 5-1-513, Hill Street
 Ranigunj, Sec'abad.



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 844 Date 11/2/06 Colr COB
 Sold to Vinod K. Desai
 S/o Kantilal B. Desai
 For Whom Self & others

pu-ave

Leela G. Chimalgi
215773

LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

Shri Vinod K. Desai HUF, represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 55 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(OWNER - 2)

Shri Subodh K. Desai HUF, represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 57 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(OWNER - 3)

Shri Mahesh K. Desai HUF, represented by its Karta Shri Mahesh K. Desai S/o. Shri, Kantilal B. Desai, aged about 61 years, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad- 500003.

(OWNER - 4)

Smt. Swati S. Kadakia, W/o. Shri Sharad J. Kadakia, aged about 45 years, resident of The Greens Group, 14252 Culver Drive Suite 138, Irvine CA 92604, U.S.A.

(OWNER - 5)

Swati S. Kadakia
Sharad J. Kadakia

Shri Mahesh K. Desai

Leela G. Chimalgi

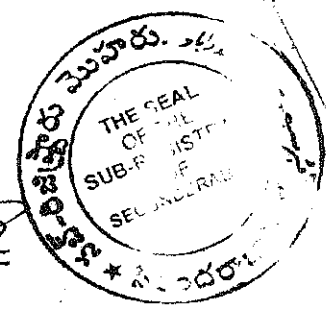
Shri Vinod K. Desai

Shri Subodh K. Desai
Shri Mahesh K. Desai
Shri Vinod K. Desai

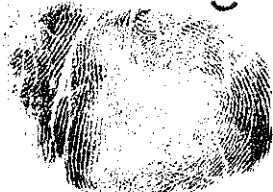
Kokilaben J. Kadakia
Mahesh Desai

ప్రస్తావన నంబర్ 431/06
 వ పు స్తకము 2 1927 నా.న.ము

ప్రస్తావన నంబర్ 11
 ఈ కార్యము వరుస నంబర్ 2
 13 DEC 2005
 VC-SEC-BAD
 అంశ క్రమం, క్ర.కా.క.



ఎడమ బొటన వేలు



NAME: Premod modi S/o late manibol c. modi
 OCCN: Business R/o 1-8-165, P. G. Road
 Sec-4A

ఎడమ బొటన వేలు

Kokilaben J. Kadakia



NAME: Kokilaben J. Kadakia S/o late Jagendraji m. Kadakia
 OCCN: Business R/o 1st no. 5, 2nd no. 5,
 Primarily colony, Mahadrapally
 And...

విరూపిణివత్త

1) Prasanna

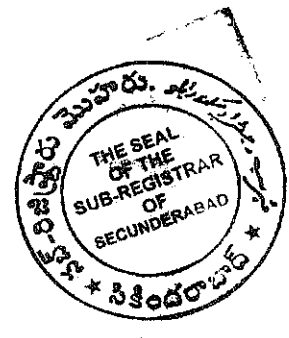
NAME: K. Prasanna Reddy S/o K. P. Reddy
 OCCN: Seanie R/o 5-4-18, K.P. Colony, M.G.
 Road, Sec-4A

2) Prasanna

NAME: Sushila K. S/o Late S. S. Reddy
 OCCN: Business R/o D. S. Reddy Colony,
 Kukatpally

2006 వ సం॥ ఫిబ్రవరి నెం 17 వ తేది నా.న.ము
 1927 నా.న.ము మొత్తం మాసము 28 వ తేది

ప్లాన్ నెంబర్ 431/06
 వస్తువు కమిషన్ 2 1927
 దస్తావేజుల సంఖ్య 11
 తరవాతి వరుస సంఖ్య 3



ఎడమ బొటన వేలు Mahesh Khan



NAME: Mahesh S. Khan S/O. Kanku & Smt
 OCCN: Business R/O. 5-1-513 Hill Street
 Rangireddy, Secunderabad

దిరూనింగ్

1) Present

NAME: K. Prabhakar S/O. K. P. Reddy
 OCCN: Secured R/O. 5-4-19/3 N. M. G. Road
 Sec. - 520

2) None

NAME: S. S. Ram. Karim S/O. Late S. Ramiah Acharya
 OCCN: Service R/O. B. L. Krishna Srinivasa
 Venkateswara

2006 వ సం॥ ఫిబ్రవరి నెల 22 వ తేదీన ~~సబ్ రిజిస్ట్రార్~~
 1927 వ సం॥ ఫాంటిని మాసము 3 వ తేదీ

2. The OWNER 1 to 10 in addition to the granted of lease in the respect of the Scheduled Premises, also has agreed to provided certain facilities and other allied amenities and services to the Scheduled Premises which are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises.
3. The OWNER 1 to 10 offer to give and the HIREE agrees to take on hire the said facilities and other allied amenities and services at the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

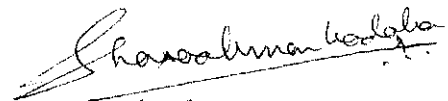
1. That in consideration of the hire charges payable by the HIREE to the OWNERS 1 to 10 and the covenants and the terms and conditions appearing hereinafter, the OWNERS 1 to 10 has agreed to provide certain facilities and allied amenities as details mentioned in the list annexed to this Agreement as "Annexure -I", hereinafter referred to as the 'Said Facilities' in the Scheduled Premises for the exclusive use and enjoyment of the HIREE and its employees and authorise representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Facilities are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises.
2. The hire month shall be the English Calendar month.
3. The agreement shall be for a period of five (5) years commencing from 1st February 2006 and the HIREE shall have an option to renew the same for two further periods of 5 years each on the same terms and conditions contained herein. Further the renewal shall be simultaneously together with the Lease Deed 12th February 2006 referred herein above.
4. The HIREE shall pay to the OWNERS 1 to 10 a sum of Rs.65,000/- (Rupees Sixty Five Thousand Only) from 1st February 2006 and thereafter a sum of Rs. 1,30,000/- (Rupees One Lakhs Thirty Thousand Only) from 1st June 2006 as hire charges per month for the Said Facilities apart from and along with the rent payable. Since the facilities and amenities are owned and provided by various owners the monthly hire charges shall be payable proportionately as per table given below:

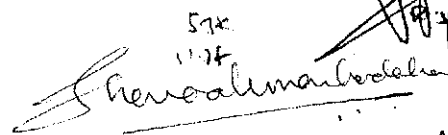
Name Of The Owner	Hire Charges Per Month Upto 31.05.2006 (Rs.)	Hire Charges Per Month From 01.06.2006 (Rs.)
OWNER -1 Shri Valmick K. Desai (HUF)	3,421/-	6,842/-
OWNER -2 Shri Vinod K. Desai (HUF)	3,421/-	6,842/-
OWNER -3 Shri Subodh K. Desai (HUF)	3,421/-	6,842/-
OWNER -4 Shri Mahesh K. Desai (HUF)	3,421/-	6,842/-

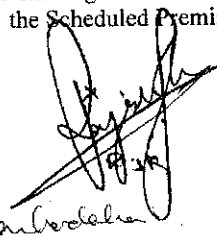
SSK
 Valmick K. Desai
 SJK
 Vinod K. Desai
 SJK
 Subodh K. Desai
 HUF
 Mahesh K. Desai
 K. K. Desai
 Subodh K. Desai
 Mahesh K. Desai

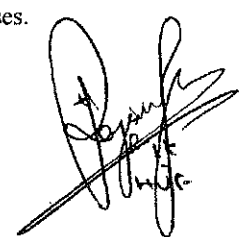
OWNER - 5 Smt. Swati S. Kadakia	4,586/-	9,171/-
OWNER - 6 Shri. Sharad J. Kadakia	12,984/-	25,968/-
OWNER - 7 Shri. Rajesh J. Kadakia	14,844/-	29,688/-
OWNER - 8 Smt. Kokilaben Kadakia	6,952/-	13,904/-
OWNER - 9 Shri. Sharad J. Kadakia (HUF)	6,032/-	12,064/-
OWNER - 10 Shri Rajesh J. Kadakia (HUF)	5,918/-	11,837/-
TOTAL:	65,000/-	1,30,000/-

5. The HIREE shall pay the hire charges apart from and along with the rent payable to the OWNERS 1 to 10 in the following month on or before the 7th of each month subject to statutory deduction as may applicable.
6. The hire charges mentioned in Clause 2 above and payable to the OWNERS 1 to 10 shall be enhanced at the rate of 6% once in every one (1) year of the last hire charges. The first such enhancement shall be with effect from 01.02.2007 and the enhanced monthly hire charges will be Rs. 1,37,800/-.
7. The OWNERS 1 to 9 have provided a three phase electricity supply of 50 KVA to the Scheduled Premises at they own cost and the HIREE shall pay for the electricity consumed at the applicable tariff as per the reading of the meter provided therein. In case of requirement of additional power over and above 50 KVA, as stated above, the OWNERS 1 to 10 shall execute and provide the necessary documents and co-operate with the HIREE in obtaining the required additional power supply. All such expenses incurred for additional power connection shall be solely borne by the HIREE.
8. The OWNERS 1 to 10 have provided one lift having a capacity of 6 passenger to the Scheduled Premises.
9. The OWNERS 1 to 10 shall allow the HIREE to use the terrace and car/scooter parking space in the Scheduled Premises.
10. The HIREE shall pay the annual maintenance for existing lift and maintain all the other equipments provided by the OWNERS 1 to 10 to the Scheduled Premises.


 Smt. Kadakia
 Sharad J. Kadakia

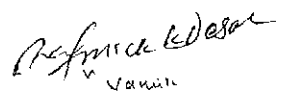

 Sharad J. Kadakia

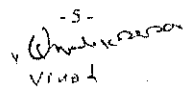

 Sharad J. Kadakia


 Sharad J. Kadakia


Kokilaben J. Kadakia.

Subodh Desai


 Subodh Desai

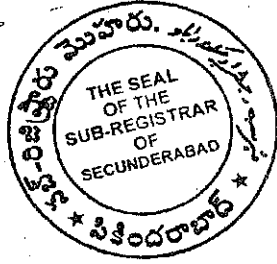

 Subodh Desai

Subodh

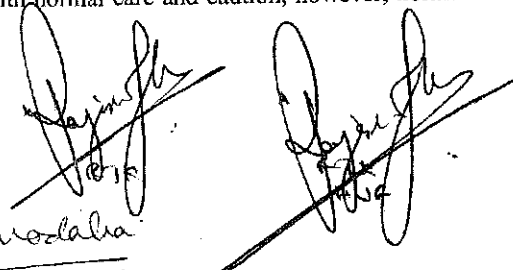

 Subodh Desai

దస్తావేజా నంబర్ 431/06
వ పుస్తకము 2 1927
దస్తావేజాలో కుర్చీల కాలి తము 11
ఈ కాలి తము వరుస నంబర్ 5

~~మొదటి~~



11. The OWNERS 1 to 10 shall permit and assist the HIREE to enter into Annual Maintenance Contracts for the maintenance of the Said Facilities to be provided by the OWNERS 1 to 10 in the Scheduled Premises. It is also clarified that in the event that the service provided by such service providers as suggested by the OWNERS 1 to 10 are not to the satisfaction of the LESSEE, The LESSEE at it's own cost discretion can terminate such services of another Service Provider.
12. The HIREE if required shall enhanced or obtain water connection from concerned authorities at its own cost.
13. The HIREE shall not remove any of the Said Facilities provided by the OWNERS 1 to 10 at the Scheduled Premises and shall maintain the same in good and working order, normal wear and tear excepted.
14. This Agreement is co-terminus and co-extensive with the said Lease Deed dated: ¹⁵ 12 February 2006, executed in respect of the Scheduled Premises. The Parties shall not be entitled to terminate this General Amenities Agreement without at the first instance terminating the Said Lease Deed in respect this General Amenities Agreement shall automatically and simultaneously be terminated.
15. If the HIREE fails or defaults in payment of hire charges payable to the OWNERS 1 to 10 for three (3) consecutive months at any time, the OWNERS 1 to 10 shall be entitled to determined this Agreement as well as the Said Lease Deed by giving a notice of one (1) month to the HIREE and upon expiry of the notice period be entitled to reenter and take possession of the Scheduled Premises. In case the breach is cured with the notice period by paying hire charges with interest at the rate of 18% per annum, the OWNERS 1 to 10 shall not be entitle to terminate this Agreement and the Said Lease Deed.
16. The HIREE shall have the right and option to terminate this Agreement and the said Lease Deed any time in case of breach of any of the provisions of this Agreement/default in providing nay of the Said Facilities in the Scheduled Premises of the termination date, unless the OWNERS 1 to 10 have cured the breach before expiration of the notice period and in which case the Agreement and the Said Lease Deed shall not be terminated.
17. The HIREE shall have the right to install air-conditioning units for its internal needs. The installations will be subjected to the structural limitation of the buildings. However, no structural change to the Scheduled Premises is to be done without the consent of the OWNERS 1 to 10.
18. The HIREE shall use the Said Facilities with normal care and caution, however, normal wear and tear excepted.



 SSK 11/12/06
 SJK 11/12/06
 Shashimant Kodalalia
 Kokiaben J. Kodalalia
 Shashimant Kodalalia
 Kokiaben J. Kodalalia
 Subodh Kodalalia
 Mahesh Kodalalia
 -6-

431/06

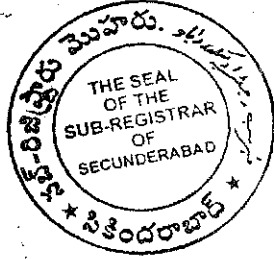
అస్తావేతా సంఖ్య

వ వుత్తము 2 1927

దస్తావేజాల సంఖ్య కాగితం 11

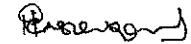

ఈ కాగితము వరుస సంఖ్య 6

~~జాబ్ డిప్యూటీ~~



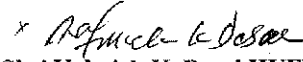
IN WITNESS WHEREOF the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

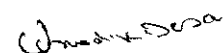
WITNESSES:

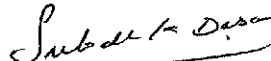
1. 
(K. P. Reddy)
2. 
(G. S. Hasmal Karmali)

For M/s. C. S. R. Hotels Private Limited)



(Sashidhar Reddy),
Managing Director.
HIREE

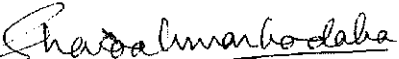

(Shri Valmick K. Desai HUF)
OWNER - 1


(Shri Vinod K. Desai HUF)
OWNER - 2

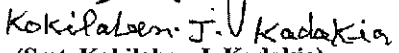

(Shri Subodh K. Desai HUF)
OWNER - 3

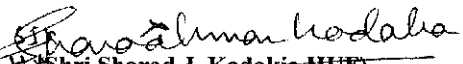

(Shri Mahesh K. Desai HUF)
OWNER - 4

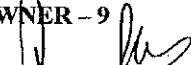
SRK 
(Smt. Swati S. Kadakia)
OWNER - 5

SRK 
(Shri Sharad J. Kadakia)
OWNER - 6

SRK 
(Shri Rajesh J. Kadakia)
OWNER - 7

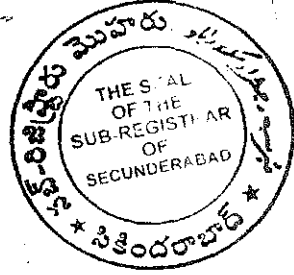

(Smt. Kokilaben J. Kadakia)
OWNER - 8


(Shri Sharad A. Kadakia HUF)
OWNER - 9

SRK HUF 
(Shri Rajesh J. Kadakia HUF)
OWNER - 10

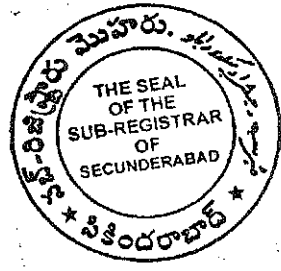
427/11
427/11
7

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431/06
సంఖ్య 2 1927
దస్తావేజుల సంఖ్య 11
ఈ కార్యము వలన సంఖ్య 2

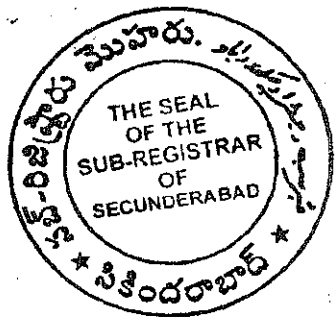
~~మొదటి~~



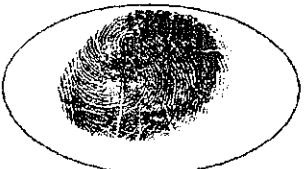
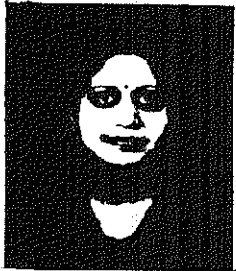

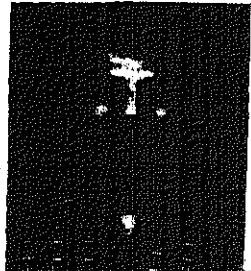




ప్రొవీణ నంబర్ 431/067

వస్తువు కమిషన్ 2 1927

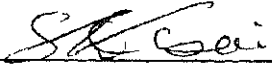
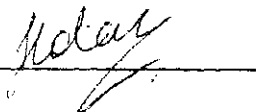
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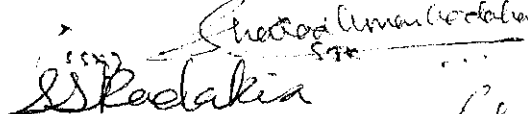
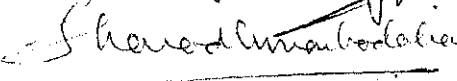
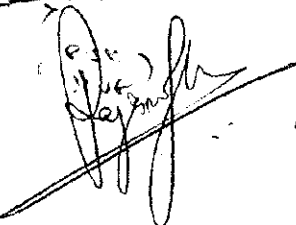
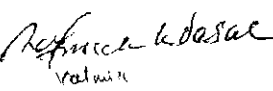



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

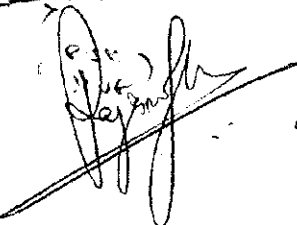
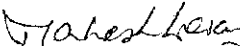
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
	Left-Thumb impression SSK 		OWNER NO. 5 SMT. SWATI S. KADAKIA W/O. SHRI SHARAD J. KADAKIA, R/O. THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE CA 92604, U.S.A.
	SSK 		OWNER NO. 6 & 9 SHRI SHARAD J. KADAKIA S/O. LATE SHRI JAYANTILAL M. KADAKIA. R/O. THE GREENS GROUP, 14252 CULVER DRIVE SUITE A-358, IRVINE CA 92604, U.S.A.
	RJK 		OWNER NO. 7 & 10 SHRI RAJESH J. KADAKIA S/O. LATE SHRI JAYANTILAL M. KADAKIA #910, SOUTH ELCAMINO, REAL SAMCLEMANTE, CALIFORNIA - 92672, U.S.A.
			OWNER NO. 8 SMT. KOKILABEN J. KADAKIA W/O. LATE SHRI. JAYANTILAL M. KADAKIA R/O. ROAD NO. 5, PLOT NO. 5, TRIMURTHY COLONY, MAHENDRA HILLS, HYDERABAD.

SIGNATURE OF WITNESSES:

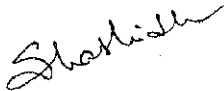
1. 
2. 

 SSK
 SSK
 RJK
 Rajesh Kadakia
 Sharad Kadakia

SIGNATURE OF THE EXECUTANT(S)


Kokilaben J. Kadakia
Mahesh


SIGNATURE OF THE LESSEE



431/06

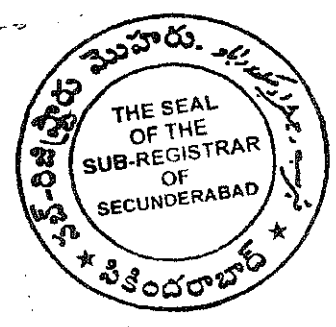
ప్రావేశ నింబ్య

వ వృత్తము 2 1927 ను

దస్తావేజుల సంఖ్య 11

ఈ కాగితము ఎటువ సంఖ్య 10

Handwritten signature



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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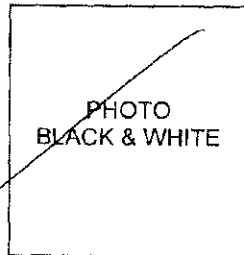
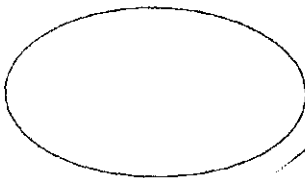
SPA FOR OWNER NO. 5, 6, 7, 9 & 10

SHRI PRAMODI MODI
S/O. LATE SHRI MANILAL C. MODI
R/O. H NO. 1-8-185, P. G. ROAD
SECUNDERABAD - 500 003.



HIREE:

M/S. C. S. R. HOTELS PRIVATE LIMITED,
HAVING ITS REGD. OFFICE AT 3-5-947 & 948
C. C. COMPLEX, HOTEL SUDARSHAN
NARAYANGUDA, HYDERABAD - 500 029
REP. BY ITS MANAGING DIRECTOR
SHRI SASHIDHAR REDDY
S/O. MR. SOMI REDDY



SIGNATURE OF WITNESSES:

1. [Signature]

2. [Signature]

Chandrababu Naidu
SJK
S. S. Radakia - SJK
SJK
HUF
Chandrababu Naidu
Rajmukh & Desai
Subrahmanyam
SJK
SJK

SIGNATURE OF THE EXECUTANT(S)

Kokilaben J. Radakia
Kokilaben

SIGNATURE OF THE LESSEE

Shahidhar

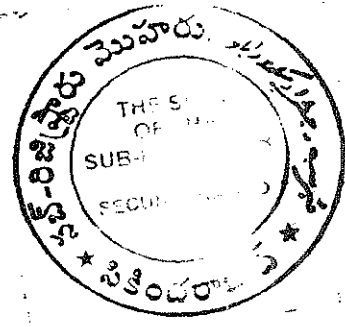
Shahidhar

వచ్చిన కు... 2 1927

ద్వైతము... 11

శ్రీ గాథము వచన సుఖ్య... 11

~~శ్రీ గాథము~~



C. BALAGOPAL
Ameerunnisa Begum
K. Vijayasaradhi
C.V. Chandramouli
Advocates

Door No. 10-2-278, Flat No. 103,
Suresh Harivillu Apts, Road No. 11,
West Marredpally, Secunderabad-26.
Phone : 64570512
Cell : 9441782451, 9246172988

Date: 06.06.2011

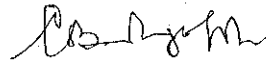
To
M/s. CSR Hotels Private Ltd
Rep. by its Managing Director
Sri Sashidhar Reddy
3-5-947 & 948, CC Complex
Hotel Sudarshan, Narayanguda
Hyderabad – 500 029.

Under instructions from our clients 1. Shri Mahesh K. Desai HUF represented by its karta Shri. Mahesh K. Desai having its office at 4-3-129, Hill Street, Ranigunj, Secunderabad 2. Shri. Subodh K. Desai HUF represented by its karta Shri. Subodh K. Desai 3. Shri. Vinod K. Desai HUF represented by its karta Shri. Vinod K. Desai 4. Shri. Valmick K. Desai HUF represented by its karta Shri. Valmick K. Desai all are sons of Shri Kantilal B. Desai, and having their office at D.No.5-1-513, Hill Street, Ranigunj, Secunderabad, **AND** J. Rajesh J. Kadakia 2. Sharad J. Kadakia both are sons of Late. Shri. Jayantilal Kadakia R/o. Gokul, H. No.5-2-223, Distillery Road, Hyderbasti, Secunderabad – 500 003 we hereby issue the notice as follows:

1. Our clients are the owners of premises bearing No.5-4-187/5/15, 16 to 19, situated at Karbala Maidan, Necklace Road, Secunderabad in a building known as "S. M. Modi Commercial Complex". You have approached our clients for taking the above premises on lease for running a hotel. You had also entered into a lease and accordingly a lease deed dated 15.02.2006 was executed between you and our clients which was duly registered as document No.430/2006 at Sub-Registrar Office, Secunderabad.
2. According to the terms of lease deed the lease was for a period of five (5) years commencing from 01.02.2006 and the amount of rent and amenities agreed upon was Rs.1,30,000/- per month till 31.05.2006 and a sum of Rs.2,60,000/- per month from 01.06.2006 and the rent has been enhanced from time to time as per the agreement and after enhancement @ of 6% on the existing rent, the present rent is Rs. 3,28,244/- per month. The rents are payable for each month on or before 7th day of each calendar in advance month. In view of the quantum of rent the tenancy is not governed by the AP Rent Control Act. As per the terms of the Lease Deed dated. 1st Feb'2006 the lease is for a period of 5 years and the same can be extended for a further period of five (5) years on the same terms and conditions contained on the above said lease deed, but by execution and registration of a fresh lease deed. Though the lease period was over by Feb'2011 you have not come forward for execution of fresh lease deed. In any event our clients are also not interested in extending the lease, for the reason that you are not regular in payment of rents and you are not paying service tax to the Govt. and as you have not shown any interest to give an undertaking to pay the service tax inspite of our clients' repeated requests. As you are very irregular in payment of rent our clients got issued through us a notice dated. 9th Jan'2011. In spite of the receipt of the above said notice you are not regular in payment of rents and committed breach of terms and conditions of the above said lease deed.
3. The period of lease mentioned in the above said lease deed dated 17th Feb'2006 was expired by efflux of time. As there is no further registered lease deed in your favor our clients are entitled to terminate the lease by issuing this notice through us.

We hereby inform you that your lease stands terminated and further call upon you to vacate and handover vacant position of the premises under your occupation i.e., all commercial space having super built-up area of 19,000 Sq. ft. i.e., in the basement 325 Sq. ft. Ground. Floor 3,775 Sq. ft, First Floor 7,450 Sq. ft. and Second Floor 7,450 Sq. ft. in the building known as "S.M Modi Commercial Complex" bearing Municipal No. 5-4-187/5/15 to 19 situated at Karbala Maidan, Necklace Road, Secunderabad within 90 days from the date of the receipt this notice failing which our clients will take all such steps which are available to them under law holding you liable for all costs and consequences there off. Please note that if you fail to comply the above demand of our clients', your occupation in the above said premises becomes illegal and liable to pay means profits @ Rs.40/- per Sq. ft.

Please pay a sum of Rs.5,000/- towards the cost of this notice.



(C.BALAGOPAL)
ADVOCATE

SEARCHED DOCUMENT No: 1724/2009 OF BOOK-1
S.R.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947860

Sl No. 2265 Date 17/11/2009

Sold to Smt. Swati S. Kadakia

S/o. D/o. W/o. Sharad J. Kadakia

For Whom. Self

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This GIFT SETTLEMENT DEED is made and executed at Secunderabad on this 20th day of November 2009 by

Smt. Swati S. Kadakia w/o. Shri. Sharad J. Kadakia aged about 50 years, R/o. #14252, Culver Drive, A- 358, Irvine, California - 92604, USA, hereinafter called the DONOR.

IN FAVOUR OF

Shri. Rajesh J. Kadakia S/o Late. Shri. Jayantilal Kadakia , aged about 54 years R/o. #910, South Elcamino, Real Samclemante, California-92672 (U.S.A), hereinafter called the DONEE.

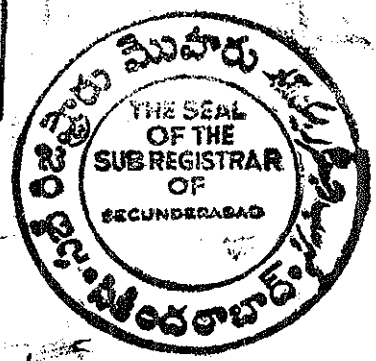
The term DONOR and DONEE shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

x S. Kadakia

AC
2007

ES
1741

1724/2009
 10
 నవంబరు 2009
 నవంబరు 2009



2009 నవంబరు 20 నెల 20 తేదీ
 1995 మాసం 29 తేదీ వరకు 3 మరియు 4
 కరటల వుద్ద సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ S. S. Kadak... రిజిస్ట్రేషన్ చట్టము 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వెలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ 1000/-
 చలాను ద్వారా చెల్లించినారు.
 వ్రాసేయించినట్లు ఒప్పుకున్నాది
 ఎడమ బొటన వ్రేలు

Sskadakhia

Name Swati S. Kadak's
 S/o. W/o. D/o. Shant J. Kadak's
 Business
 OCC.
 R/O. # 1422, Culver Dam
 A-358, Irvine, California-
 92606, USA



1.

Name G. KONABARA
 S/o. W/o. D/o. G. Subbarao
 OCC. Peruvu Genna
 R/O. 5th 87/329, 2nd Floor Sakun
 Nagar, H.G. Road, Sec 10/3

Name K. Padmalakshmi
 S/o. W/o. D/o. K. Padmalakshmi
 OCC. Squire
 R/O. 5-4-18/12 & 4, 2nd floor,
 Solam Mansions, 17-9 Road, Sec 10/3

2009 వ నవంబరు 20 నెల 20 వ తేదీ నవంబరు 2009
 1995 వ నవంబరు 29 మాసము 29 వ తేదీ

WHEREAS:

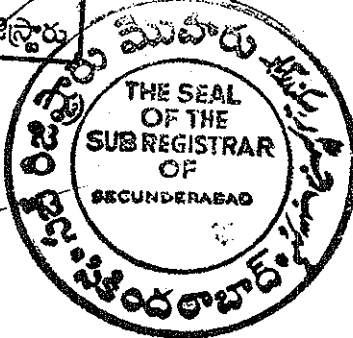
- A. The DONOR is the absolute owner of two shops bearing nos. 8 & 9 altogether admeasuring 739.50 Sq. ft on Ground Floor with an undivided share of land admeasuring 16.43 Sq.yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/11 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, hereinafter the said premises is referred to as Scheduled Premises and more fully described in the schedule here under and the plan enclosed herewith.
- B. The DONOR has acquired the above referred property bearing Municipal No. 5-4-187/5/11 under a sale deed dated 12.09.1983, registered with Office of the Sub-Registrar, Secunderabad bearing document no. 405/83.
- C. The DONOR out of love and affection is desirous of gifting in favor of the DONEE, who is the elder brother of Donor's husband, the entire Scheduled Premises. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- D. The DONOR is desirous of recording the gift settlement into writing

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER

1. That the DONOR out of love and affection hereby transfers and conveys to the DONEE by way of gift the entire Scheduled Premises being shop nos. 8 & 9 altogether admeasuring 739.50 Sq. ft on Ground Floor with an undivided share of land admeasuring 16.43 Sq.yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/11 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. That the DONEE shall enjoy Scheduled Premises without any let or hindrance from the DONOR or anybody claiming through her.
3. That the DONOR hereby declares and assures the DONEE that she has not alienated the Scheduled Premises in any manner whatsoever and that she is entitled to gift the said Scheduled Premises.
4. The DONOR has today given the constructive possession of the Scheduled Premises to the DONEE.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.

S Madakia

స పుస్తకము. **1724/2009**
 దస్తావేజుల మొత్తం వాటిని కింది కింది 10
 ఈ కాగితము పంపించు పుస్తకము 2



ENDORSEMENT

Certified that following amounts have been Paid in respect of document,

I. Stamp Duty:

1. In the shape of stamp papers.....Rs. 100
2. In the shape of challanRs. 36380 + 30510/-
(u/s 41 of I.S. Act 1899)
3. In the shape of cash.....Rs. :-
(u/s 41 of I.S. Act 1899)
4. Adjustment of Stamp Duty.....Rs. :-
u/s 16 of I.S. Act 1899 if any.

II. Transfer Duty:

1. In the shape of challan.....Rs. :-
2. In the shape of cash.....Rs. :-

III. Registration Fees:

1. In the shape of challan.....Rs. 1000/-
2. In the shape of cash.....Rs. :-

IV. User Charges:

1. In the shape of challan.....Rs. 100/-
2. In the shape of cash.....Rs. :-

Total Rs. 37580 + 30510 = 68090/-

409099 &
 Vide Challan No. 409072
 Dated: 17/11/09 &
 20/11/09

SUBREGISTRAR
 SECUNDERABAD

Rs. 36380 + 30510/- towards the Stamp Duty including Transfer Duty U/s. 41 of I. S. Act and Rs. _____ towards Registration Fee on the chargeable value of Rs. 11,16,500/- were paid by the party through SBH Receipt Number 409099 & 409072 dated 17/11/09 & 20/11/09 at Kawadiguda Branch.

SUB-REGISTRAR
 SECUNDERABAD

6. The DONOR and DONEE shall do all such acts, things and deeds that are required for effecting this gift settlement deed more fully.
7. The market value of the Scheduled Premises is Rs. ^{11,16,509} only, u/r 3 of A.P.P.U.V.I Rules 1975 and the stamp duty is paid thereon.
8. Stamp duty and Registration amount of Rs. ^{374.80 +} ~~26,500/-~~ paid by way of pay order no. 409072 dated 17.11.09 drawn on SBI Bank, Secunderabad Faraidiguda Branch,
409099 20.11.09


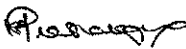
SCHEDULE OF THE PREMISES


Two shops bearing nos. 8 & 9 altogether admeasuring 739.50 Sq. ft on Ground Floor with an undivided share of land admeasuring 16.43 Sq.yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/11 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, bounded on the:

NORTH BY	: Open Land belonging to Sri Sai Prakash Hotels Pvt Ltd
SOUTH BY	: Private Road and P. M. Modi Commercial Complex
EAST BY	: Shop No.7
WEST BY	: Staircase

IN WITNESS WHEREOF THE DONOR has set his hands to this Gift Deed with free will and consent on the day, month and year mentioned above.

Witnesses:

1. 
2. 

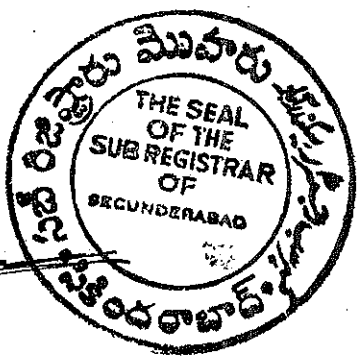

(Swati S. Kadakia)
DONOR

ప పుస్తకము. No. 1.724.12009
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10 / 1
 ఈ కాగితము వరుస సంఖ్య 3 / 1
 నబ్-రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1724 of 2009
 (193) SE of Book 7 and
 assigned the Identification Number
 1606 I-1741-2009 for Scanning.

Date: 20.11-2009 Registering Officer



CERTIFICATE

The document been scanned
 with the Identification
 No. 1606 I-1741 of 2009

Signature of Registering of Officer

ANNEXTURE-1-A

1. Description of the Building : All that two shops bearing nos. 8 & 9 on ground floor in the building known as S. M. Modi Commercial Complex, bearing MCH No. 5-4-187/5/11, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.
- (a) Nature of the roof : R. C. C. (G+3)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 29 years
3. Total Extent of Site : 16.43 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 739.50 Sft
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,16,500/-

Date: 20.11.2009

S. S. Radakia
Signature of the Executants

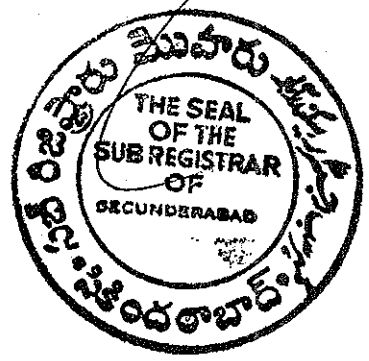
C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 20.11.2009

S. S. Radakia
Signature of the Executants

ప పుస్తకము No. 1 / 24 / 2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 11
సబ్-రిజిస్ట్రారు

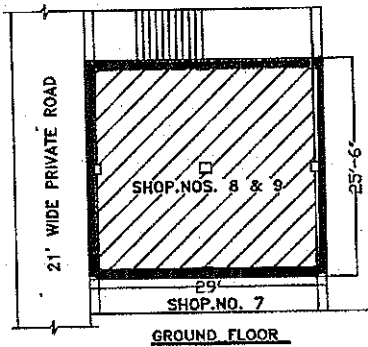


REGISTRATION PLAN FOR GIFT SETTLEMENT DEED OF SHOP.NOS.8 & 9 BEARING MCH NO.
 5-4-187/5/11 ON GROUND FLOOR IN THE BUILDING KNOWN AS S.M.MODI COMMERCIAL
 COMPLEX, SITUATED AT KARBALA MAIDAN, NECKLACE ROAD SECUNDERABAD-500 003

DONOR: SMT. SWATI.S.KADAKIA W/O. SRI.SHARAD.J.KADAKIA
 DONEE: SRI.RAJESH.J.KADAKIA S/O. JAYANTILAL M.KADAKIA

REFERENCE: SCALE: INCL: EXCL:

UNDIVIDED SHARE OF LAND: 16.43 SQ. YDS. OR 13.74 SQ. MTRS.
 TOTAL BUILT-UP AREA: 739.50 SFT.



BOUNDARIES

NORTH : LAND BELONGS TO SRI. SAI PRAKASH HOTELS
 SOUTH : PRIVATE ROAD AND P.M.MODI COMMERCIAL COMPLEX
 EAST : SHOP.NO.7
 WEST : STAIRCASE

S. Kadakia

SIGN. OF THE DONOR

WITNESSES:

1.

[Signature]

2.

[Signature]

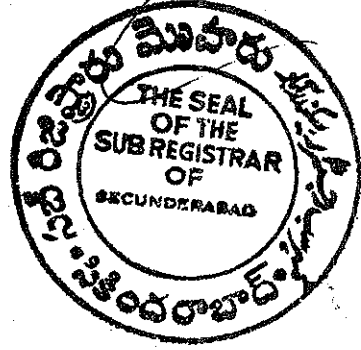
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ప పుస్తకము. **1724/2009**

దస్తావేజాల మొత్తం కాగితముల సంఖ్య 10

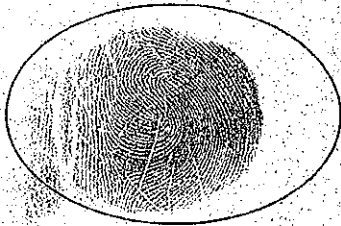
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రారు



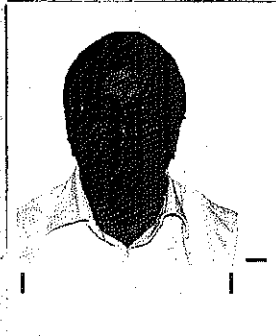
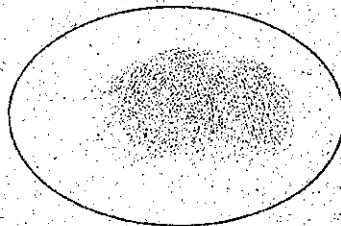
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DONOR:



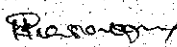
SMT. SWATI S. KADAKIA
W/O. SHRI. SHARAD J. KADAKIA
R/O. H. NO: 5-2-223
3RD FLOOR, GOKUL BUILDING
DISTERLLERY ROAD
HYDERBASTI
SECUNDERABAD - 500 003.
(M) 99490 34700



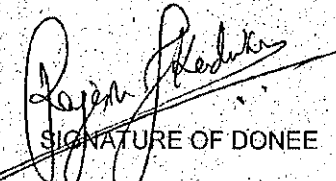
DONEE:

SHRI. RAJESH J. KADAKIA
S/O. SHRI. LATE JAYANTILAL KADAKIA
R/O. # 910, SOUTH ELCAMINO
REAL SAMCLEMANTE
CALIFORNIA - 92672(U. S. A).

SIGNATURE OF WITNESSES:

1. 
2. 


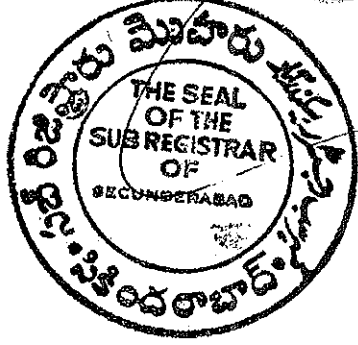
* 
SIGNATURE OF THE DONOR


SIGNATURE OF DONEE

ప పుస్తకము No. 1724/2009.....
దస్తావేజుల మొత్తం తారీఖునాది సంఖ్య 10.....
ఈ కారితము వరుస సంఖ్య 6.....
సబ్-రిజిస్ట్రారు



ప పుస్తకము **1724/2009**
దస్తావేజుల మొత్తం కాగితముల సంఖ్య **10/16**
ఈ కాగితము వరుస సంఖ్య **7**
సబ్-రిజిస్ట్రారు



5

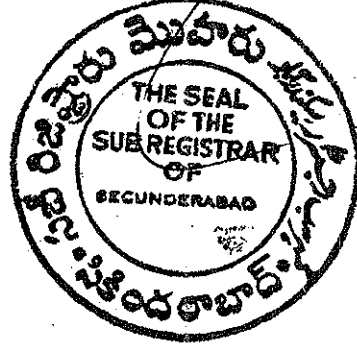
1724/2009

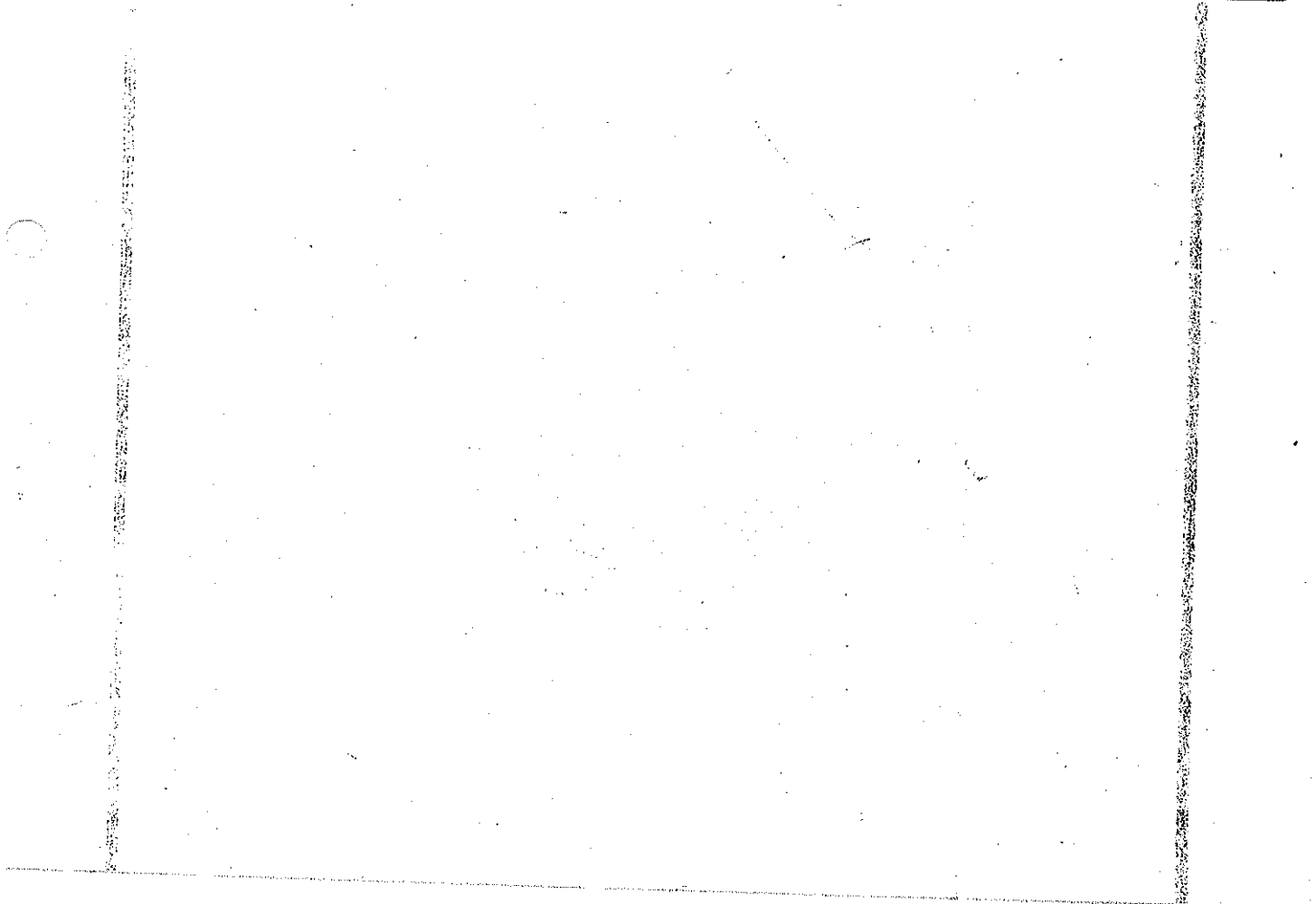
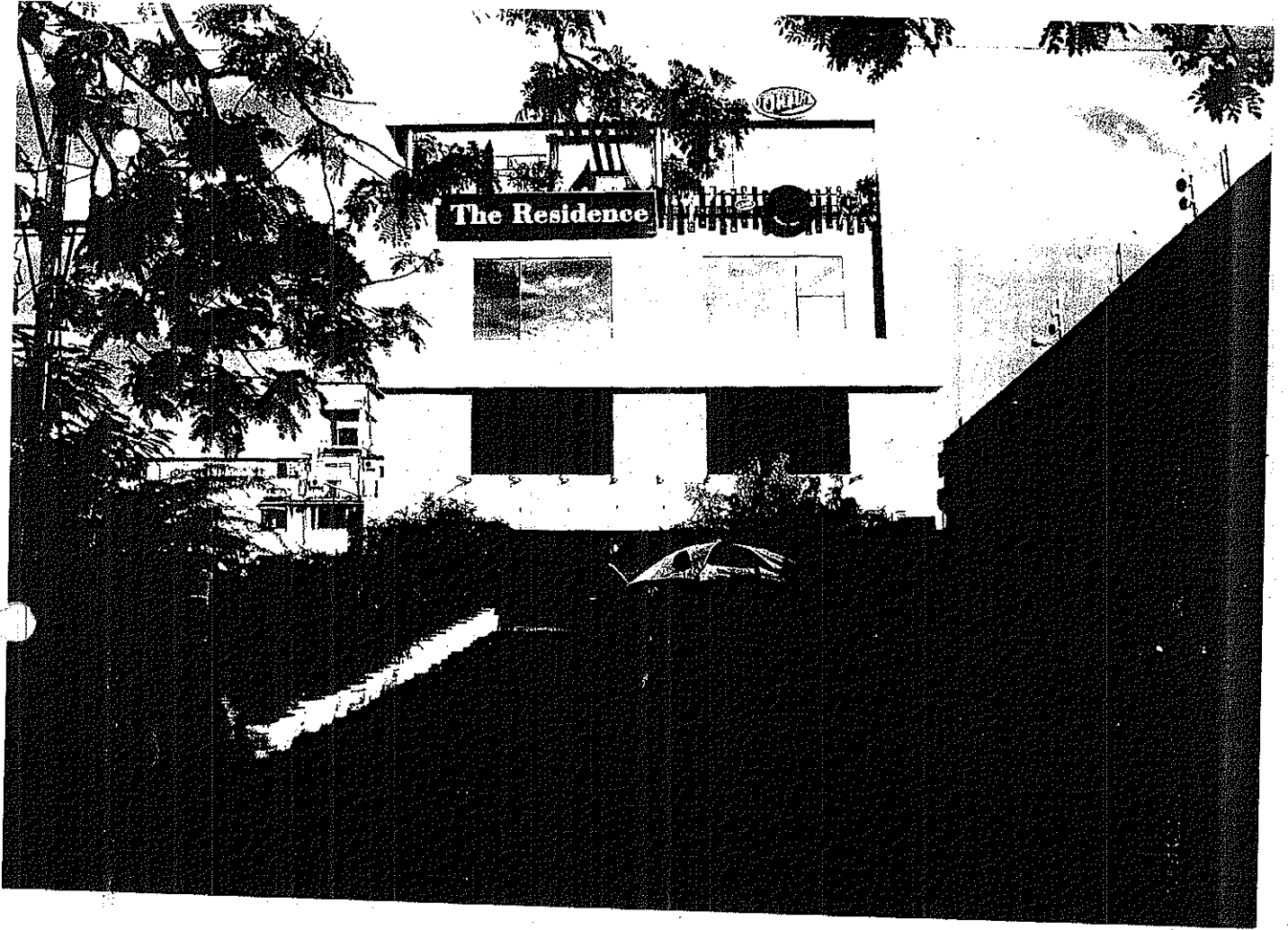
ప పుస్తకము.....

దస్తావేజుల వెంకట్రాజు అచార్యులు 10/11/2009

ఈ కాగితము వారు పేరు 2

సబ్-రిజిస్ట్రారు





1
క పుస్తకము నంబరు 1/24/2009
దస్తావేజాల మొదల కాలిగనూరు పేజీలు 10
ఈ కాలిగనూరు పేజీలు 9
సీ/రిజిస్ట్రారు






Photographs and Fingerprints As per Section 32A of Registration Act 1908

C.S.No./Year: **001741/2009** of SRO: **1606(SECUNDERABAD)**
Presentant Name(Capacity): **SWATI**
S.KADAKIA(EX)

Report Date: 20/11/2009 16:24:49

This report prints the Photos and FPs taken on 20/11/2009.16:24:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(DR) SWATI S.KADAKIA R/O:1452.CULVER DRIVE,A.IRVINE CALIFORNIA 92604,USA	

Identified by

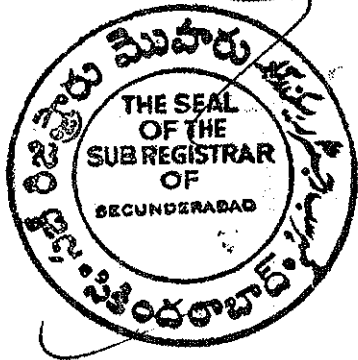
Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

5) వ పుస్తకము నం: 17.24.2009.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10.....
ఈ కాగితము వరుస సంఖ్య 10.....
సబ్-రిజిస్ట్రారు



SCANNED

DOCUMENT NO: 1715/2009 OF BOOK 3

S.R.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947856

Sl No. 27265 Date 17/11/2009

Sold to Kokilaben J. Kadakia

S/o. D/o. W/o. Late Jayantilal M. Kadakia

For Whom Self

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This Gift settlement deed is made and executed at Secunderabad on this 18th day of November 2009 by

Smt. Kokilaben J Kadakia, W/o. Late Shri Jayanthilal Kadakia, aged about 75 years, R/o. 5-2-223, Gokul Building, III Floor, Distillery Road, Secunderabad - 500 003, hereinafter called the DONOR.

IN FAVOUR OF

Shri Sharad J Kadaia, S/o. Late Shri Jayanthilal Kadakia, aged about 50 years, R/o. #14252, Culver Drive, A- 358, Irvine, California - 92604, USA hereinafter called the DONEE.

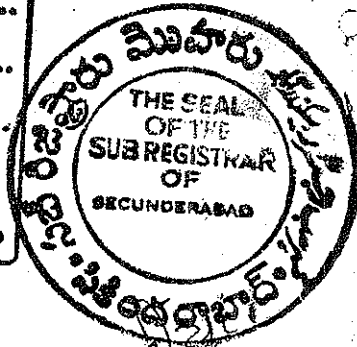
The terms DONOR and DONEE shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

కొకిలబెన్ జి. కడకీయా,

AC
1995

1733

వ పుస్తకము No. 17.15/2009
 నియోజకవల మొత్తం కారితముల సంఖ్య 10
 కారితము సంఖ్య 1
 నవం-రిజిస్ట్రారు



2009 సంవత్సరము నవంబరు నెల 19 తేదీ 3/ అ.శ.సా
 వి.వి. మాసం 28 తేదీ పగలు 12 మరయు
 గంటల మధ్య సిక్రిటరీహౌస్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 కి.వి.కె.ఎ. లిజిస్ట్రేషన్ చట్టము 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో ఫ్రావులు మరియు
 ఫలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 1000/-
 చలానుద్వారా చెల్లించినారు.
 వ్రాసేయబడినట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు

కొకిలారెడ్డి.కె.కె.కె.కె.

Name: Kokilaben J. Kadali
 S/o. W/o. D/o. Late Jayantilal Kadali
 OCC: Housewife
 R/o: S-2-273 3rd floor
 Gopal Building, D'Souza
 Road, Sec'Bad-003.



నిరూపించడం
 1. *[Signature]*

Name: Suresh P. Shakti
 S/o. W/o. D/o. Papatlal P. Shakti
 OCC: Bank Service
 R/o: H-301 Mayflower Park
 Malleshwari Hyderabad.

2. *[Signature]*

Name: K. Prabhakar Reddy
 S/o. W/o. D/o. K. Padma Reddy
 OCC: Service
 R/o: S-6-18/13/4, 2nd floor
 Selen mansion, M.G. Road, Sec'Bad.

2009 వ సంవత్సరం నెల 19 వ తేదీ సబ్-రిజిస్ట్రారు
 కార్యాలయంలో మాసము 28 వ తేదీ

WHEREAS:

- A. The **DONOR** is the absolute owner of an office premises No. B-1, admeasuring 1648 Sq. ft on Second Floor along with an undivided share of land admeasuring 36.62 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, hereinafter the said premises is referred to as Scheduled Premises and more fully described in the schedule here under and the plan enclosed herewith.
- B. The **DONOR** has acquired the above referred property bearing municipal no. 5-4-187/5/15,16 & 17 under a sale deed dated 1st August 1986, registered with Office of the Sub-Registrar, Secunderabad bearing document no.501/90
- C. The **DONOR** out of natural love and affection is desirous of gifting in favor of the **DONEE** who is the natural son of the **DONOR** the entire Scheduled Premises. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- D. The **DONOR** is desirous of recording the gift settlement into writing

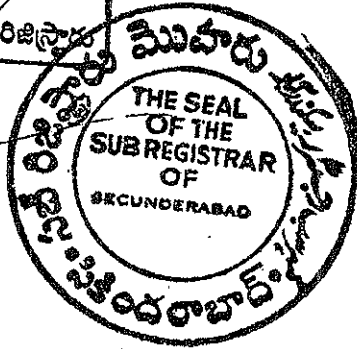
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER

1. That the **DONOR** hereby out of natural love and affection towards **DONEE** transfers and conveys to the **DONEE** by way of gift the entire Scheduled Premises bearing office no. B-1, on Second Floor admeasuring 1648 Sq. ft with undivided share of land admeasuring 36.62 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. That the **DONEE** shall enjoy Scheduled Premises without any let or hindrance from the **DONOR** or anybody claiming through her.
3. That the **DONOR** hereby declares and assures the **DONEE** that she has not alienated the Scheduled Premises in any manner whatsoever and that she is entitled to gift the said Scheduled Premises.
4. The **DONOR** has today given the constructive possession of the Scheduled Premises to the **DONEE**.
5. This Gift Settlement Deed shall be registered at the cost and expense of **DONEE** herein

5/8/2017. 8.555/21.

ప పుస్తకము... 1715/2009
 దస్తావేజాల మొత్తం కారితమాల సంఖ్య 10/15
 ఈ కారితము... 2

సబ్-రిజిస్ట్రారు



ENDORSEMENT

Certified that following amounts have been Paid in respect of document,

I. Stamp Duty:

- 1. In the shape of stamp papers.....Rs.: 100
- 2. In the shape of stamp.....Rs.: 13440 + 11345
(u/s 41 of I.S. Act 1922)
- 3. In the shape of stamp.....Rs.: -
- 4. Adjustments of stamp duty.....Rs.: -
(u/s 41 of I.S. Act 1922)

II. Transfer Duty:

- 1. In the shape of stamp.....Rs.: -
- 2. In the shape of stamp.....Rs.: -

III. Registration fees:

- 1. In the shape of stamp.....Rs.: 1000
- 2. In the shape of stamp.....Rs.: -

IV. User Charges:

- 1. In the shape of stamp.....Rs.: 100
- 2. In the shape of cash.....Rs.: -

Total Rs.: 14640 + 11345

409071 & 409091

Vide Challan No.

Dated: 17.11.09

19.11.09

SUBREGISTRAR
SECUNDERABAD

Rs. 13440 + 11345 towards
Stamp Duty including Transfer Duty u/s 41 of I. S. Act
and Rs. _____

towards Registration fee on the chargeable value of

Rs. 248850 were paid by the party

through SBH Receipt Number 409071 & 409091

dated 17.11.09 & 19.11.09 at Kavadiguda Branch.

SUB-REGISTRAR
SECUNDERABAD

6. The DONOR and DONEE shall do all such acts, things and deeds that are required for effecting this gift settlement deed more fully.
7. The market value of the Scheduled Premises is Rs. 13,54,000/- only, u/r 3 of A.P.P.U.V.I Rules 1975 and the stamp duty is paid thereon.
8. Stamp duty and Registration amount of Rs. 14,540/- paid by way of pay order no. 409071, dated 17.11.2009 drawn on SBH, Kavadiguda Branch, Secunderabad.



SCHEDULE OF THE PREMISES

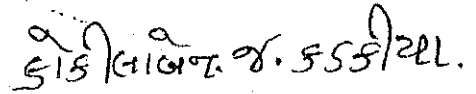
The office premises No. B-1, admeasuring 1648 Sq. ft on Second Floor with an undivided share of land admeasuring 36.62 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 .003, more particularly described and marked in red in the plan annexed hereto, bounded on the:

NORTH BY	: Open Land belonging to Sri Sai Prakash Hotels Pvt Ltd
SOUTH BY	: Private Road and P. M. Modi Commercial Complex
EAST BY	: Staircase
WEST BY	: Necklace Road.

IN WITNESS WHEREOF THE DONOR has set his hands to this Gift Deed with free will and consent on the day, month and year mentioned above.

Witnesses:

1. 
2. 



(Kokilaben J. Kadakia)
DONOR

ప పుస్తకము No. **1715/2009**
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య **10**
 ఈ కాగితము పేజీ సంఖ్య **3**
 నబ్-రిజిస్ట్రారు

~~ప పుస్తకము
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము పేజీ సంఖ్య
 నబ్-రిజిస్ట్రారు~~

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1715 of 2009
 (193/SG) of Book I and
 assigned the Identification Number
 1606 I - 1233 of 2009 for Scanning.

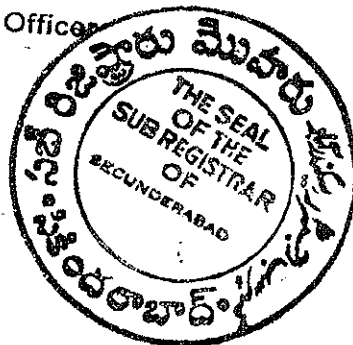
Date : 11.11.2009 Registering Officer

CERTIFICATE

The document been scanned
 with the Identification

No. 1606 I - 1233 of 2009

Signature of Registering of Officer



ANNEXTURE - 1 - A

1. Description of the Building : All that Office Premises No. B-1, bearing MCH No. 5-4-187/5/15, 16 & 17 on second floor in the building known as S. M. Modi Commercial Complex, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003
- (a) Nature of the roof : R. C. C. (G+3)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 29 years
3. Total Extent of Site : 36.62 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor :
- b) In the First Floor :
- c) In the Second Floor : 1648 Sft
- d) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,54,500/-

Date: 18.11.2009

S. M. Modi Commercial Complex

Signature of the Executants

C E R T I F I C A T E

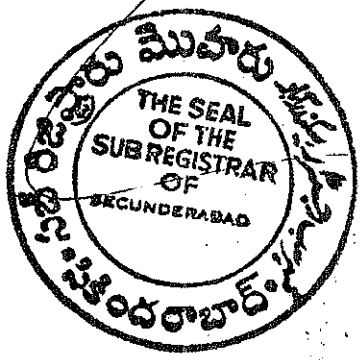
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

S. M. Modi Commercial Complex

Date: 18.11.2009

Signature of the Executants

న పుస్తకము. 17.15/2009
దస్తావేజాల మొత్తం కారితముల సంఖ్య 10
ఈ కారితము కారితము A
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE PROPERTY BEARING MCH NO.

5-4-187/5/15,16 &17 ON SECOND FLOOR IN THE BUILDING KNOWN AS S.M.MODI COMMERCIAL

COMPLEX, SITUATED AT KARBALA MAIDAN, NECKLACE ROAD SECUNDERABAD-500 003

DONOR: SMT. KOKILABEN.J.KADAKIA W/O. LATE.SRI.JAYANTILAL.M.KADAKIA

DONEE: SRI.SHARAD.J.KADAKIA S/O. LATE.SRI.JAYANTILAL.M.KADAKIA

REFERENCE:

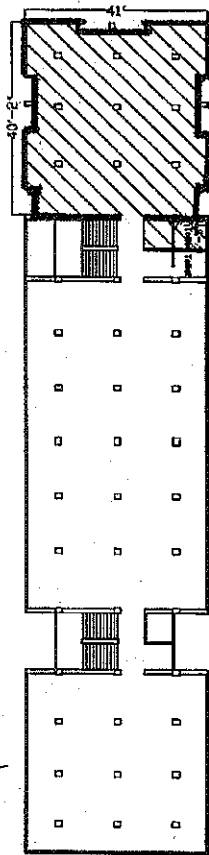
SCALE:

INCL:

EXCL:

UNDIVIDED SHARE OF LAND: 36.62 SQ. YDS. OR 30.62 SQ. MTRS.

TOTAL BUILT-UP AREA: 1648 SFT.



BOUNDARIES

NORTH : LAND BELONGS TO SRI. SAI PRAKASH HOTELS
SOUTH : PRIVATE ROAD AND P.M.MODI COMMERCIAL COMPLEX
EAST : STAIRCASE
WEST : NECKLACE ROAD

WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Handwritten signature in Hindi]

SIGN. OF THE DONOR

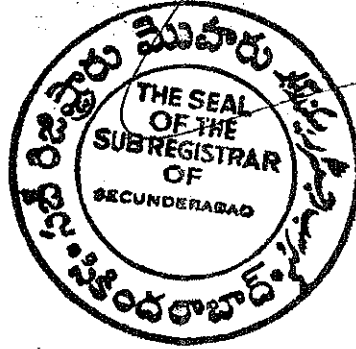
2

న పుస్తకము No. 1715/2009

దస్తావేజాల మొత్తం కాగితము 10

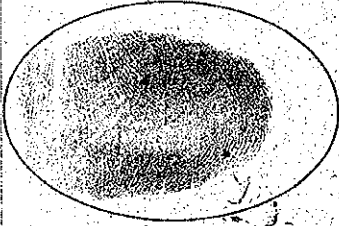
ఈ కాగితము 5

సబ్-రజిస్ట్రారు



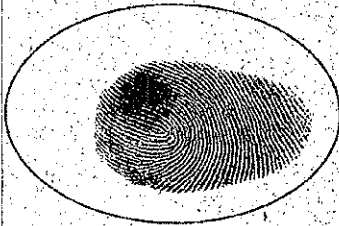
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DONOR:

MRS. KOKILABEN KADAKIA J
W/o. JAYANTILAL KADAKIA (LATE)
R/O. H. NO: 5-2-223
3RD FLOOR, GOKUL BUILDING
DISTERLLERY ROAD
HYDERBASTI
SECUNDERABAD - 500 003.



DONEE:

SHRI. SHARAD J. KADAKIA
S/O. LATE JAYANTILAL KADAKIA
R/O. # 5405, ALTON
PKWYSA - 693
IRVINE
CALIFORNIA (U. S. A)

515/1116/1. 8.555/211.

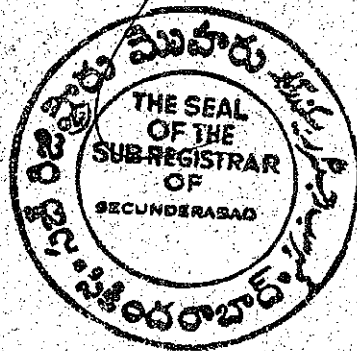
SIGNATURE OF WITNESSES:

- 1.
2. Adhiladakia

SIGNATURE OF THE DONOR

SIGNATURE OF DONEE

స పుస్తకము **1715/2009**
దస్తావేజుల మొత్తం కాలిగ్రాఫ్ **10/11**
ఈ కారితము **6**
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFAPK3198L

नाम / NAME
KOKILABEN JAYANTILAL KADAKIA

पिता का नाम / FATHER'S NAME
MANILAL CHAGANLAL MODY

जन्म तिथि / DATE OF BIRTH
08-08-1934

हस्ताक्षर / SIGNATURE
कोकिलबाेन.ज.कडकीया

मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

कोकिलबाेन.ज.कडकीया

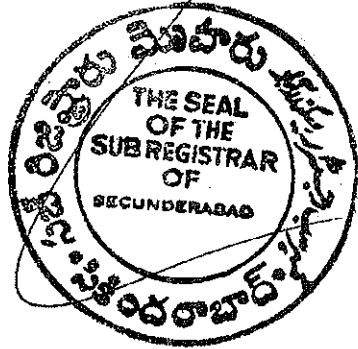
2

స ప్రస్తుతము 1715/2009

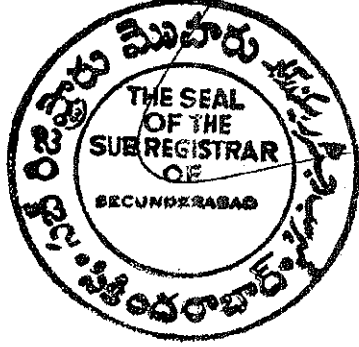
దస్తావేజుల మొత్తం కాగితములు 10

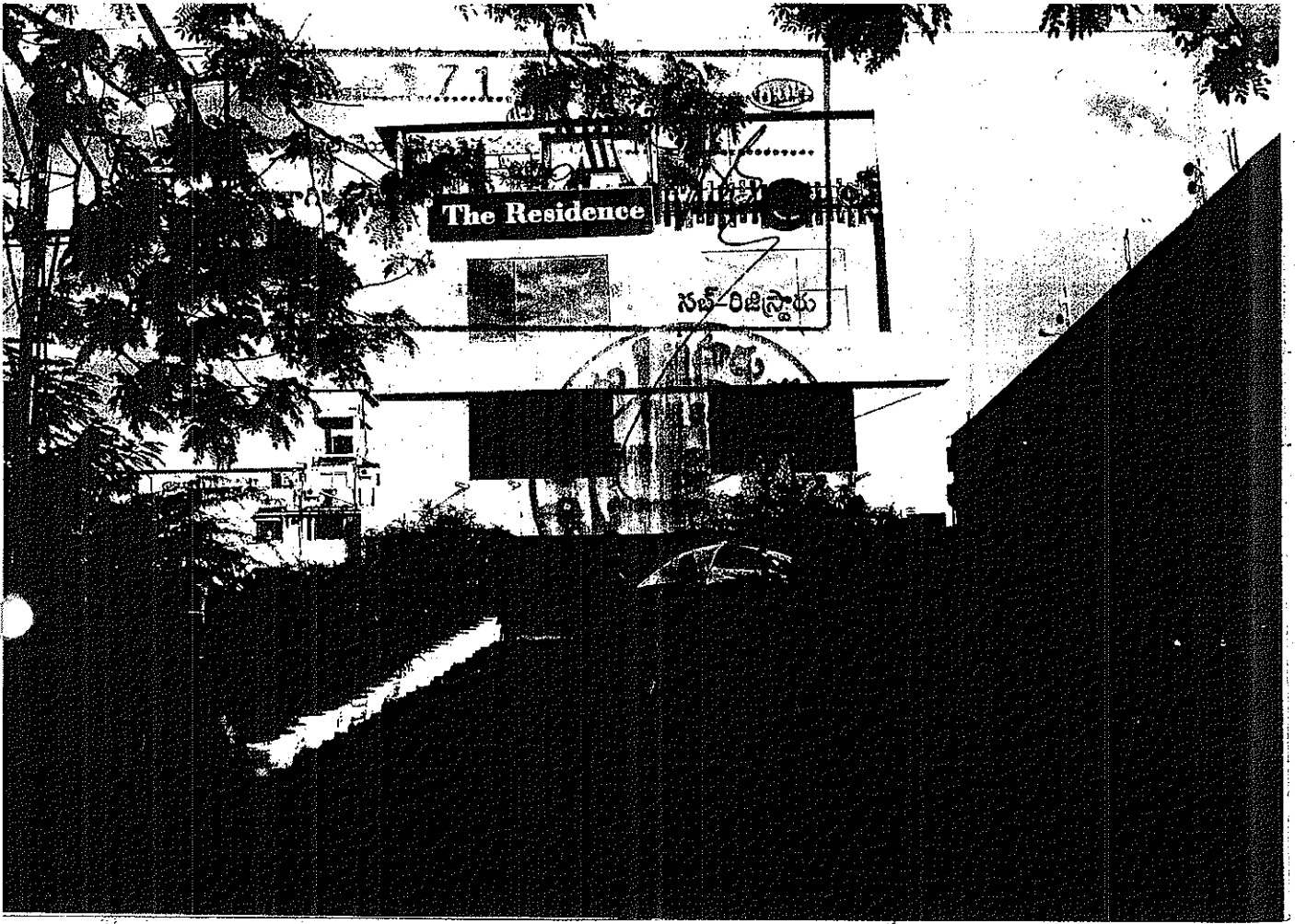
ఈ కాగితము వరుస నంబర్ 7

సబ్-రిజిస్ట్రారు



వ పుస్తకము... 17.15 / 2009
 దస్తావేజాల మొత్తం కారితము సంఖ్య... 10 / 15
 ఈ కారితము వరకు సంఖ్య... 8
 సబ్-రిజిస్ట్రారు





T

Date	Description	Debit	Credit	Balance
1/1/20	Opening Balance			1000.00
1/5/20	Bank of America	50.00		950.00
1/10/20	Wells Fargo	75.00		875.00
1/15/20	Chase	100.00		775.00
1/20/20	Bank of America	25.00		750.00
1/25/20	Wells Fargo	50.00		700.00
1/30/20	Chase	75.00		625.00
2/5/20	Bank of America	100.00		525.00
2/10/20	Wells Fargo	125.00		400.00
2/15/20	Chase	150.00		250.00
2/20/20	Bank of America	175.00		75.00
2/25/20	Wells Fargo	200.00		(125.00)
2/30/20	Chase	225.00		(350.00)
3/5/20	Bank of America	250.00		(600.00)
3/10/20	Wells Fargo	275.00		(875.00)
3/15/20	Chase	300.00		(1175.00)
3/20/20	Bank of America	325.00		(1500.00)
3/25/20	Wells Fargo	350.00		(1850.00)
3/30/20	Chase	375.00		(2225.00)
4/5/20	Bank of America	400.00		(2625.00)
4/10/20	Wells Fargo	425.00		(3050.00)
4/15/20	Chase	450.00		(3500.00)
4/20/20	Bank of America	475.00		(3975.00)
4/25/20	Wells Fargo	500.00		(4475.00)
4/30/20	Chase	525.00		(5000.00)
5/5/20	Bank of America	550.00		(5550.00)
5/10/20	Wells Fargo	575.00		(6125.00)
5/15/20	Chase	600.00		(6725.00)
5/20/20	Bank of America	625.00		(7350.00)
5/25/20	Wells Fargo	650.00		(7999.99)
5/30/20	Chase	675.00		(8674.99)
6/5/20	Bank of America	700.00		(9374.99)
6/10/20	Wells Fargo	725.00		(10100.00)
6/15/20	Chase	750.00		(10850.00)
6/20/20	Bank of America	775.00		(11625.00)
6/25/20	Wells Fargo	800.00		(12425.00)
6/30/20	Chase	825.00		(13250.00)
7/5/20	Bank of America	850.00		(14100.00)
7/10/20	Wells Fargo	875.00		(14975.00)
7/15/20	Chase	900.00		(15875.00)
7/20/20	Bank of America	925.00		(16800.00)
7/25/20	Wells Fargo	950.00		(17750.00)
7/30/20	Chase	975.00		(18725.00)
8/5/20	Bank of America	1000.00		(19725.00)
8/10/20	Wells Fargo	1025.00		(20750.00)
8/15/20	Chase	1050.00		(21800.00)
8/20/20	Bank of America	1075.00		(22875.00)
8/25/20	Wells Fargo	1100.00		(23975.00)
8/30/20	Chase	1125.00		(25100.00)
9/5/20	Bank of America	1150.00		(26250.00)
9/10/20	Wells Fargo	1175.00		(27425.00)
9/15/20	Chase	1200.00		(28625.00)
9/20/20	Bank of America	1225.00		(29850.00)
9/25/20	Wells Fargo	1250.00		(31100.00)
9/30/20	Chase	1275.00		(32375.00)
10/5/20	Bank of America	1300.00		(33675.00)
10/10/20	Wells Fargo	1325.00		(35000.00)
10/15/20	Chase	1350.00		(36350.00)
10/20/20	Bank of America	1375.00		(37725.00)
10/25/20	Wells Fargo	1400.00		(39125.00)
10/30/20	Chase	1425.00		(40550.00)
11/5/20	Bank of America	1450.00		(42000.00)
11/10/20	Wells Fargo	1475.00		(43475.00)
11/15/20	Chase	1500.00		(44975.00)
11/20/20	Bank of America	1525.00		(46500.00)
11/25/20	Wells Fargo	1550.00		(48050.00)
11/30/20	Chase	1575.00		(49625.00)
12/5/20	Bank of America	1600.00		(51225.00)
12/10/20	Wells Fargo	1625.00		(52850.00)
12/15/20	Chase	1650.00		(54500.00)
12/20/20	Bank of America	1675.00		(56175.00)
12/25/20	Wells Fargo	1700.00		(57875.00)
12/30/20	Chase	1725.00		(59600.00)
1/5/21	Bank of America	1750.00		(61350.00)
1/10/21	Wells Fargo	1775.00		(63125.00)
1/15/21	Chase	1800.00		(64925.00)
1/20/21	Bank of America	1825.00		(66750.00)
1/25/21	Wells Fargo	1850.00		(68600.00)
1/30/21	Chase	1875.00		(70475.00)
2/5/21	Bank of America	1900.00		(72375.00)
2/10/21	Wells Fargo	1925.00		(74300.00)
2/15/21	Chase	1950.00		(76250.00)
2/20/21	Bank of America	1975.00		(78225.00)
2/25/21	Wells Fargo	2000.00		(80225.00)
2/30/21	Chase	2025.00		(82250.00)
3/5/21	Bank of America	2050.00		(84300.00)
3/10/21	Wells Fargo	2075.00		(86375.00)
3/15/21	Chase	2100.00		(88475.00)
3/20/21	Bank of America	2125.00		(90600.00)
3/25/21	Wells Fargo	2150.00		(92750.00)
3/30/21	Chase	2175.00		(94925.00)
4/5/21	Bank of America	2200.00		(97125.00)
4/10/21	Wells Fargo	2225.00		(99350.00)
4/15/21	Chase	2250.00		(101600.00)
4/20/21	Bank of America	2275.00		(103875.00)
4/25/21	Wells Fargo	2300.00		(106175.00)
4/30/21	Chase	2325.00		(108500.00)
5/5/21	Bank of America	2350.00		(110850.00)
5/10/21	Wells Fargo	2375.00		(113225.00)
5/15/21	Chase	2400.00		(115625.00)
5/20/21	Bank of America	2425.00		(118050.00)
5/25/21	Wells Fargo	2450.00		(120500.00)
5/30/21	Chase	2475.00		(122975.00)
6/5/21	Bank of America	2500.00		(125475.00)
6/10/21	Wells Fargo	2525.00		(128000.00)
6/15/21	Chase	2550.00		(130550.00)
6/20/21	Bank of America	2575.00		(133125.00)
6/25/21	Wells Fargo	2600.00		(135725.00)
6/30/21	Chase	2625.00		(138350.00)
7/5/21	Bank of America	2650.00		(141000.00)
7/10/21	Wells Fargo	2675.00		(143675.00)
7/15/21	Chase	2700.00		(146375.00)
7/20/21	Bank of America	2725.00		(149100.00)
7/25/21	Wells Fargo	2750.00		(151850.00)
7/30/21	Chase	2775.00		(154625.00)
8/5/21	Bank of America	2800.00		(157425.00)
8/10/21	Wells Fargo	2825.00		(160250.00)
8/15/21	Chase	2850.00		(163100.00)
8/20/21	Bank of America	2875.00		(165975.00)
8/25/21	Wells Fargo	2900.00		(168875.00)
8/30/21	Chase	2925.00		(171800.00)
9/5/21	Bank of America	2950.00		(174750.00)
9/10/21	Wells Fargo	2975.00		(177725.00)
9/15/21	Chase	3000.00		(180725.00)
9/20/21	Bank of America	3025.00		(183750.00)
9/25/21	Wells Fargo	3050.00		(186800.00)
9/30/21	Chase	3075.00		(189875.00)
10/5/21	Bank of America	3100.00		(192975.00)
10/10/21	Wells Fargo	3125.00		(196100.00)
10/15/21	Chase	3150.00		(199250.00)
10/20/21	Bank of America	3175.00		(202425.00)
10/25/21	Wells Fargo	3200.00		(205625.00)
10/30/21	Chase	3225.00		(208850.00)
11/5/21	Bank of America	3250.00		(212100.00)
11/10/21	Wells Fargo	3275.00		(215375.00)
11/15/21	Chase	3300.00		(218675.00)
11/20/21	Bank of America	3325.00		(222000.00)
11/25/21	Wells Fargo	3350.00		(225350.00)
11/30/21	Chase	3375.00		(228725.00)
12/5/21	Bank of America	3400.00		(232125.00)
12/10/21	Wells Fargo	3425.00		(235550.00)
12/15/21	Chase	3450.00		(239000.00)
12/20/21	Bank of America	3475.00		(242475.00)
12/25/21	Wells Fargo	3500.00		(245975.00)
12/30/21	Chase	3525.00		(249500.00)
1/5/22	Bank of America	3550.00		(253050.00)
1/10/22	Wells Fargo	3575.00		(256625.00)
1/15/22	Chase	3600.00		(260225.00)
1/20/22	Bank of America	3625.00		(263850.00)
1/25/22	Wells Fargo	3650.00		(267500.00)
1/30/22	Chase	3675.00		(271175.00)
2/5/22	Bank of America	3700.00		(274875.00)
2/10/22	Wells Fargo	3725.00		(278600.00)
2/15/22	Chase	3750.00		(282350.00)
2/20/22	Bank of America	3775.00		(286125.00)
2/25/22	Wells Fargo	3800.00		(289925.00)
2/30/22	Chase	3825.00		(293750.00)
3/5/22	Bank of America	3850.00		(297600.00)
3/10/22	Wells Fargo	3875.00		(301475.00)
3/15/22	Chase	3900.00		(305375.00)
3/20/22	Bank of America	3925.00		(309300.00)
3/25/22	Wells Fargo	3950.00		(313250.00)
3/30/22	Chase	3975.00		(317225.00)
4/5/22	Bank of America	4000.00		(321225.00)
4/10/22	Wells Fargo	4025.00		(325250.00)
4/15/22	Chase	4050.00		(329300.00)
4/20/22	Bank of America	4075.00		(333375.00)
4/25/22	Wells Fargo	4100.00		(337475.00)
4/30/22	Chase	4125.00		(341600.00)
5/5/22	Bank of America	4150.00		(345750.00)
5/10/22	Wells Fargo	4175.00		(350925.00)
5/15/22	Chase	4200.00		(356125.00)
5/20/22	Bank of America	4225.00		(361350.00)
5/25/22	Wells Fargo	4250.00		(366600.00)
5/30/22	Chase	4275.00		(371875.00)
6/5/22	Bank of America	4300.00		(377175.00)
6/10/22	Wells Fargo	4325.00		(382500.00)
6/15/22	Chase	4350.00		(387850.00)
6/20/22	Bank of America	4375.00		(393225.00)
6/25/22	Wells Fargo	4400.00		(398625.00)
6/30/22	Chase	4425.00		(404050.00)
7/5/22	Bank of America	4450.00		(409500.00)
7/10/22	Wells Fargo	4475.00		(414975.00)
7/15/22	Chase	4500.00		(420475.00)
7/20/22	Bank of America	4525.00		(426000.00)
7/25/22	Wells Fargo	4550.00		(431550.00)
7/30/22	Chase	4575.00		(437125.00)
8/5/22	Bank of America	4600.00		(442725.00)
8/10/22	Wells Fargo	4625.00		(448350.00)
8/15/22	Chase	4650.00		(454000.00)
8/20/22	Bank of America	4675.00		(459675.00)
8/25/22	Wells Fargo	4700.00		(465375.00)
8/30/22	Chase	4725.00		(471100.00)
9/5/22	Bank of America	4750.00		(476850.00)
9/10/22	Wells Fargo	4775.00		(482625.00)
9/15/22	Chase	4800.00		(488425.00)
9/20/22	Bank of America	4825.00		(494250.00)
9/25/22	Wells Fargo	4850.00		(500100.00)
9/30/22	Chase	4875.00		(505975.00)
10/5/22	Bank of America	4900.00		(511875.00)
10/10/22	Wells Fargo	4925.00		(517800.00)
10/15/22	Chase	4950.00		(523750.00)
10/20/22	Bank of America	4975.00		(529725.00)
10/25/22	Wells Fargo	5000.00		(535725.00)
10/30/22	Chase	5025.00		(541750.00)
11/5/22	Bank of America	5050.00		(547800.00)
11/10/22	Wells Fargo	5075.00		(553875.00)
11/15/22	Chase	5100.00		(559975.00)
11/20/22	Bank of America	5125.00		(566100.00)
11/25/22	Wells Fargo	5150.00		(572250.00)
11/30/22	Chase	5175.00		(578425.00)
12/5/22	Bank of America	5200.00		(584625.00)
12/10/22	Wells Fargo	5225.00		(590850.00)
12/15/22	Chase	5250.00		(597100.00)
12/20/22	Bank of America	5275.00		(603375.00)
12/25/22	Wells Fargo	5300.00		(609675.00)
12/30/22	Chase	5325.00		(616000.00)
1/5/23	Bank of America	5350.00		(622350.00)
1/10/23	Wells Fargo	5375.00		(628725.00)
1/15/23	Chase	5400.00		(635125.00)
1/20/23	Bank of America	5425.00		(641550.00)
1/25/23	Wells Fargo	5450.00		(648000.00)
1/30/23	Chase	5475.00		(654475.00)
2/5/23	Bank of America	5500.00		(660975.00)
2/10/23	Wells Fargo	5525.00		(667500.00)
2/15/23	Chase	5550.00		(674050.00)
2/20/23	Bank of America	5575.00		(680625.00)
2/25/23	Wells Fargo	5600.00		(687225.00)
2/30/23	Chase	5625.00		(693850.00)
3/5/23	Bank of America	5650.00		(700500.00)
3/10/23	Wells Fargo	5675.00		(707175.00)
3/15/2				



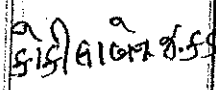
Photographs and FingerPrints As per Section 32A of Registration Act 1908

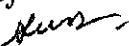

C.S.No./Year: 001733/2009 of SRO: 1606(SECUNDERABAD)

Presentant Name(Capacity): KOKILABEN
J.KADAKIA(EX)


Report Date: 19/11/2009 12:54:57

This report prints the Photos and FPs taken on 19/11/2009 12:53:31

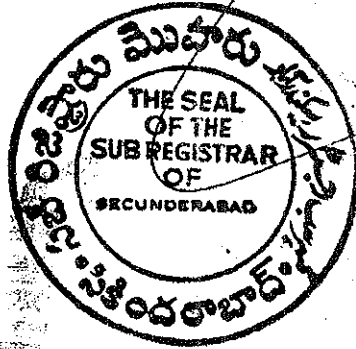
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(DR) KOKILABEN J.KADAKIA H NO.5-2- 223,GOKUL BUILDING,DISTILLERY RSECUNDERABAD	

Identified by
Witness 1 
Witness 2 

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

ప పుస్తకము: 1715/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య: 10
ఈ కాగితము పరిమాణ సంఖ్య: 10
సబ్-రిజిస్ట్రారు



SCAD

DOCUMENT NO: 1723/2009 OF BOOK I



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947859

K. SRINIVAS

S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

Sl No. 268 17/11/2009
 Sold to Smt. Swati S. Kadakia
 S/o D/o. W/o Sharad J. Kadakia
 For Whom Self

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This GIFT SETTLEMENT DEED is made and executed at Secunderabad on this 20th day of November 2009 by

Smt. Swati S. Kadakia w/o. Shri. Sharad J. Kadakia aged about 50 years R/o. #14252, Culver Drive, A- 358, Irvine, California - 92604, USA, hereinafter called the DONOR.

IN FAVOUR OF

Shri. Rajesh J. Kadakia S/o Late. Shri. Jayantilal Kadakia , aged about 54 years R/o. #910, South Elcamino, Real Samclemante, California-92672 (U.S.A), hereinafter called the DONEE. .

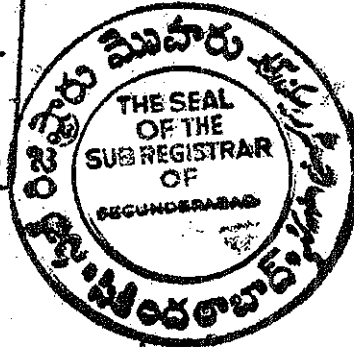
The terms DONOR and DONEE shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

Swati S. Kadakia

*AL
2006*

1740

ప పుస్తకము... 1/23/2009
 దస్తావేజులు... 10
 నవంబరు 2009
 సబ్-రిజిస్ట్రారు



Shadakhia

2009 సంవత్సరము... నెల... 20 వ తేదీ 1937
 మాసం... 29... తేదీ పగలు... 3... మరియు...
 గంటల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. S. Kadakia... రిజిస్ట్రేషన్ చట్టము, 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ... 1000/-

Name... Swath S. Kadakia
 S/o.W/o.D/o... Sharad S. Kad
 OCC... Business
 R/o... # 14252 Wilbur Drive
 A-158, Irvine, California
 92604, USA

వ్రాసేయబ్బినట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు



రూ. 1000/-
 L.

Name... S. Kavitha Reddy
 S/o.W/o.D/o... S. Subbarao
 OCC... Retailer
 R/o... 5-4-187/224 1st floor
 Soham Nagar, Hyderabad Sec 6-1-3

Name... K. Prabhakar Reddy
 S/o.W/o.D/o... K. Prama Reddy
 OCC... Signer
 R/o... 5-6-187/13 2nd floor
 Soham Nagar, M. G. Road, Sec 6-1-3

2009 వ సంవత్సరమున నెల 20 వ తేదీ సబ్-రిజిస్ట్రారు
 1937 శా.స. సెక్షన్ 32 మాసము 29 వ తేదీ

WHEREAS:

- A. The DONOR is the absolute owner of an office premises No. A-3 admeasuring 1088 Sq. ft on First Floor with an undivided share of land admeasuring 24.17 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003, hereinafter the said premises is referred to as Scheduled Premises and more fully described in the schedule here under and the plan enclosed herewith.
- B. The DONOR has acquired the above referred property bearing municipal no.5-4-187/5/15,16 & 17 under a sale deed dated 30th July 1986, registered with Office of the Sub-Registrar, Secunderabad bearing document no. 494/90
- C. The DONOR out of love and affection is desirous of gifting in favor of the DONEE, who is the elder brother of Donor's husband, the entire Scheduled Premises. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- D. The DONOR is desirous of recording the gift settlement into writing

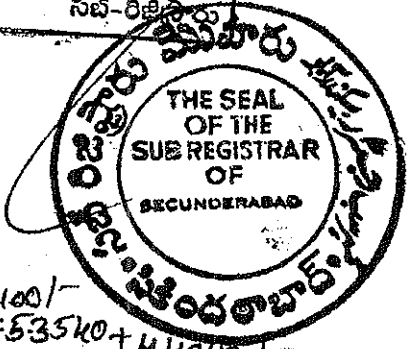
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER

1. That the DONOR out of love and affection hereby transfers and conveys to the DONEE by way of gift the entire Scheduled Premises, bearing office No. A-3 on First Floor admeasuring 1,088 Sq. ft with an undivided share of land admeasuring 24.17 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.
2. That the DONEE shall enjoy Scheduled Premises without any let or hindrance from the DONOR or anybody claiming through her.
3. That the DONOR hereby declares and assures the DONEE that she has not alienated the Scheduled Premises in any manner whatsoever and that she is entitled to gift the said Scheduled Premises.
4. The DONOR has today given the constructive possession of the Scheduled Premises to the DONEES.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEES herein.

x *SS Radakia*

న పుస్తకము No. **1723/2009**
 దస్తావేజుల మొత్తం వాగినందున నంబర్ **10**
 ఈ వాగినము వరుస నంబర్ **2**

సబ్-రిజిస్ట్రారు



ENDORSEMENT

Certified that following amounts have been Paid in respect of document,

I. Stamp Duty:

1. In the shape of stamp papers.....Rs.: 100/-
2. In the shape of challanRs.: 53540 + 44940/-
(u/s 41 of I.S.Act 1899)
3. In the shape of cash.....Rs.: -/-
(u/s 41 of I.S.Act 1899)
4. Adjustment of Stamp Duty.....Rs.: -/-
u/s.16 of I.S.Act.1899 if any.

II. Transfer Duty:

1. In the shape of challan.....Rs.: -/-
2. In the shape of cash.....Rs.: -/-

III. Registration Fees:

1. In the shape of challan.....Rs.: 1000/-
2. In the shape of cash.....Rs.: -/-

IV. User Charges:

1. In the shape of challan.....Rs.: 100/-
2. In the shape of cash.....Rs.: -/-

Total Rs: 54740 + 44940 = 99680/-

409073 and
Vide Challan No. 409100
Dated: 17/11/09
20/11/09

SUBREGISTRAR
SECUNDERABAD

Rs. 53540 + 44940 towards
 Stamp Duty including Transfer Duty U/s. 41 of I. S. Act
 and Rs. _____
 towards Registration Fee on the chargeable value of
 Rs. 16,43,000/- were paid by the party
 through SBH Receipt Number 409073 and 409100
 dated 17/11/09 & 20/11/09 at Radiguda Branch.

SUB-REGISTRAR
SECUNDERABAD

6. The DONOR and DONEE shall do all such acts, things and deeds that are required for effecting this gift settlement deed more fully.
7. The market value of the Scheduled Premises is Rs. 16,43,000/- only, u/r 3 of A.P.P.U.V.I Rules 1975 and the stamp duty is paid thereon.
8. Stamp duty and Registration amount of Rs. 54640+ paid by way of pay order no. 409073 dated 17.11.09 drawn on SBH Bank, Secunderabad Kanadiguda Branch

SCHEDULE OF THE PREMISES

The office premises No. A-3, admeasuring 1,088 Sq. ft on First Floor with an undivided share of land admeasuring 24.17 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, bounded on the:

NORTH BY	: Open Land belonging to Sri Sai Prakash Hotels Pvt Ltd
SOUTH BY	: Private Road and P. M. Modi Commercial Complex
EAST BY	: Staircase
WEST BY	: Portion belonging to Rajesh J. Kadakia.

IN WITNESS WHEREOF THE DONOR has set his hands to this Gift Deed with free will and consent on the day, month and year mentioned above.

Witnesses:

1.

[Signature]

2.

[Signature]

[Signature]

(Swati S. Kadakia)
DONOR

ప పుస్తకము No. **1723/2009**
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య **10**
 ఈ కాగితము వరుస సంఖ్య **3**
 సబ్-రిజిస్ట్రారు

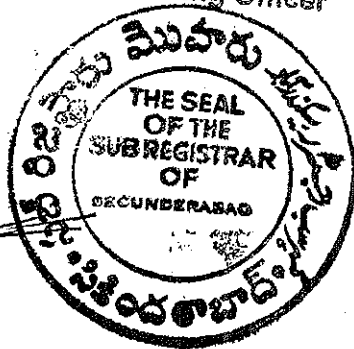
CERTIFICATE OF REGISTRATION

Registered as Doct. No. **1723** of 2009
 (193/ SC) of Book **2** and
 assigned the Identification Number
1606-1740 of 2009 for Scanning.
 Date: **20-11-2009** Registering Officer

CERTIFICATE

The document been scanned with the Identification

No. **1606-1740** of **1723** of 2009



Signature of Registering of Officer

REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE PROPERTY BEARING MCH NO.
 5-4-187/5/15,16 & 17 ON FIRST FLOOR IN THE BUILDING KNOWN AS S.M.MODI COMMERCIAL
 COMPLEX, SITUATED AT KARBALA MAIDAN, NECKLACE ROAD SECUNDERABAD-500 003

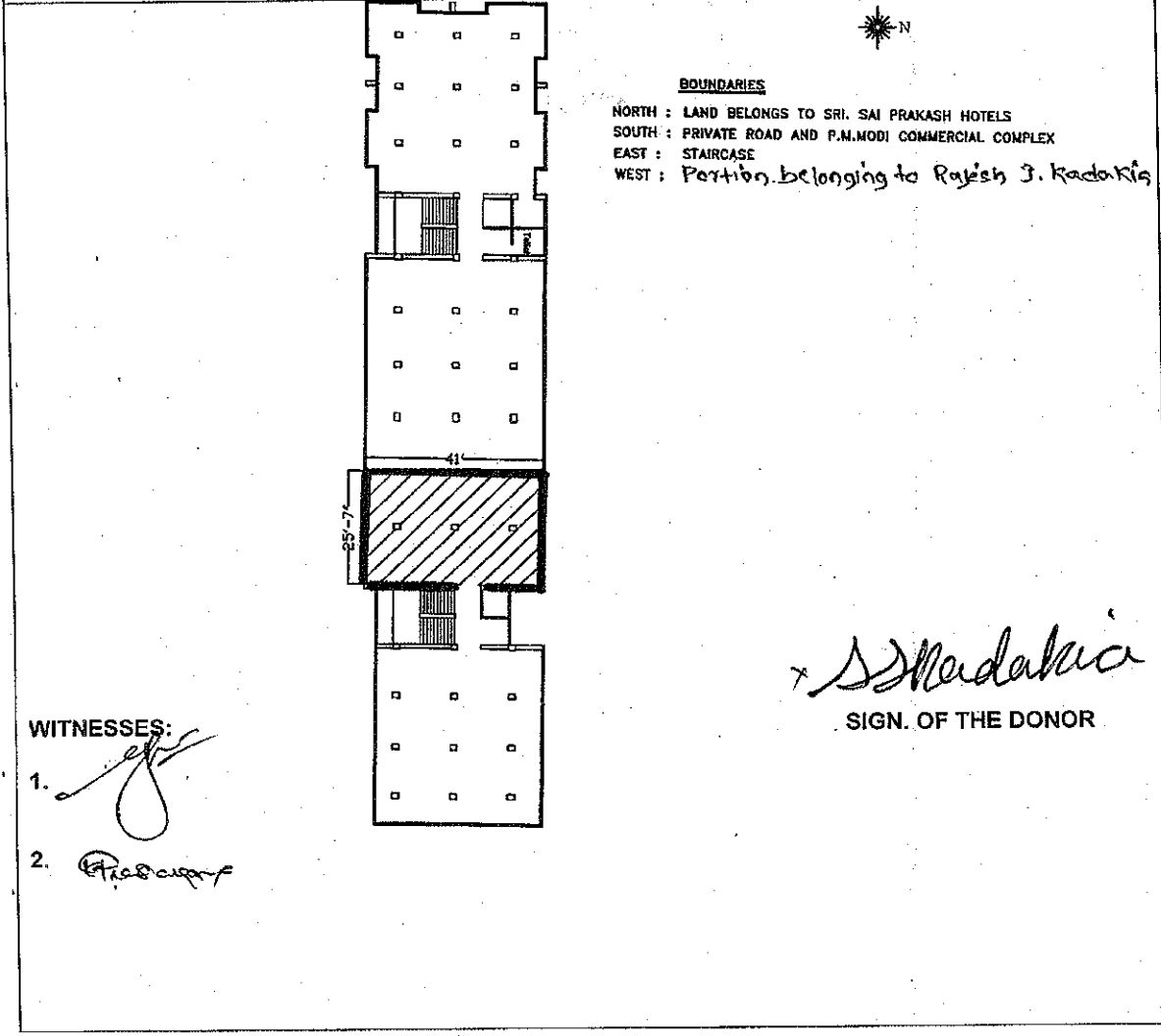
DONOR: SMT. SWATI.S.KADAKIA W/O. SRI.SHARAD.J.KADAKIA

DONEE: SRI.RAJESH.J.KADAKIA S/O. LATE.SRI JAYANTILAL .M.KADAKIA

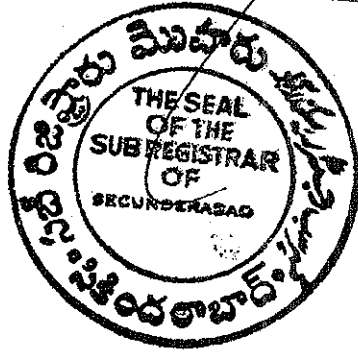
REFERENCE: SCALE: INCL: EXCL:

UNDIVIDED SHARE OF LAND: 24.17 SQ. YDS. OR 20.21 SQ. MTRS.

TOTAL BUILT-UP AREA : 1088 SFT.




ప పుస్తకము నంబరు 1723/2000
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము పరుస సంఖ్య 1
సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : All that office premises no. A-3, bearing MCH No. 5-4-187/5/15, 16 & 17 on first floor in the building known as "S. M. Modi Commercial Complex", situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003
- (a) Nature of the roof : R. C. C. (G+3)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 29 years
3. Total Extent of Site : 24.17 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor :
- b) In the First Floor : 1088 Sft
- c) In the Second Floor :
- d) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,43,000/-


Date: 20.11.2009


Signature of the Executants

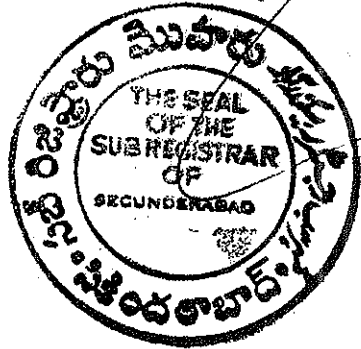
C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 20.11.2009

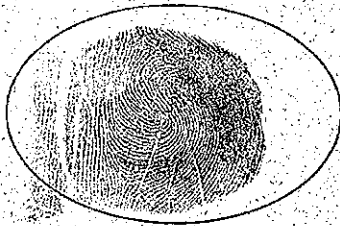

Signature of the Executants

వ పుస్తకము: 1723/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య: 10
ఈ కాగితము వరుస సంఖ్య: 5
సబ్-రిజిస్ట్రారు



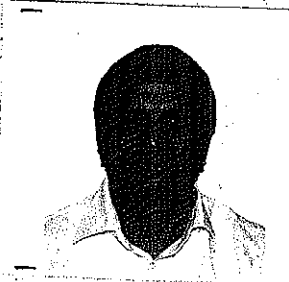
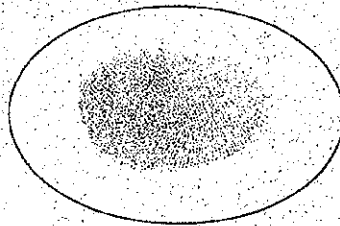
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DONOR:

SMT. SWATI S. KADAKIA
W/O. SHRI. SHARAD J. KADAKIA
R/O. H. NO: 5-2-223
3RD FLOOR, GOKUL BUILDING
DISTERLLERY ROAD
HYDERBASTI
SECUNDERABAD - 500 003.
(M) 9949094700



DONEE:

SHRI. RAJESH J. KADAKIA
S/O. SHRI. LATE JAYANTILAL KADAKIA
R/O. # 910, SOUTH ELCAMINO
REAL SAMCLEMANTE
CALIFORNIA - 92672(U. S. A.)

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE DONOR

SIGNATURE OF DONEE

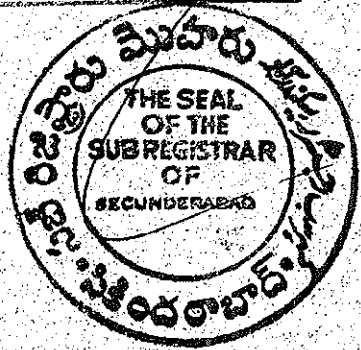
5

స పుస్తకము No. 1723/2009

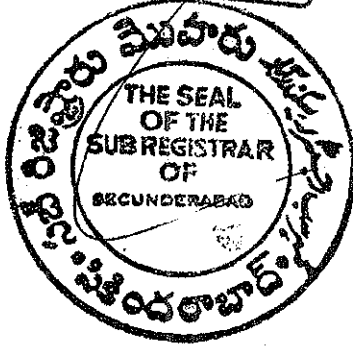
దస్తావేజుల మొత్తం రూ. 10

ఈ కాగితము వారు సంఖ్య 6

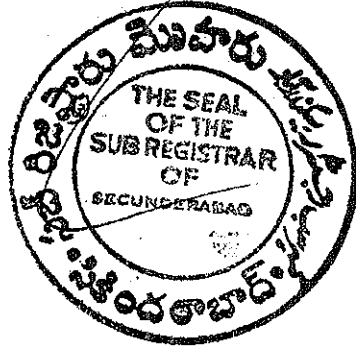
సబ్-రిజిస్ట్రారు



వ పుస్తకమునంబు 1723/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10/10
ఈ కాగితము వరుస సంఖ్య 7
సబ్-రిజిస్ట్రారు



శ పుస్తకము... 1.7.23.1.2009.....
దస్తావేజాల మొత్తం కాగితముల సంఖ్య 10.....
ఈ కాగితము వరుస సంఖ్య 2.....
సబ్-రిజిస్ట్రారు





5

వి. పుస్తకము. 1723/2009
 ఉన్నవికాని మొత్తం కొలిమినుం సంఖ్య 10
 ఈ కాగితము వరుస సంఖ్య 9
 సబ్-రిజిస్ట్రారు

రు మొహరు

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001740/2009 of SRO: 1606(SECUNDERABAD)

Presentant Name(Capacity): SWATI

S.KADAKIA(EX)

Report Date: 20/11/2009 16:23:44

This report prints the Photos and FPs taken on 20/11/2009 16:22:40

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(DR) SWATI S.KADAKIA R/O.1452.CULVER DRIVE,A.IRVINE CALIFORNIA92604,USA	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

న పుస్తకము... 1.7.2.3... 2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 10
సబ్-రిజిస్ట్రారు

