

20 Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 972152

Date : 15-06-2005 Serial No : 5,061 Denomination : 20

Purchased By :  
K. PRABHAKAR REDDY,

For Whom :

\*\*SELF\*\*

S/O. K. PADMA REDDY,  
HYDERABAD.

*[Signature]*  
Sub Registrar  
Ex. Office Stamp Vendor  
S.R.O. SECUNDERABAD

S.S. No. *65072* C.C. No. *389/05*

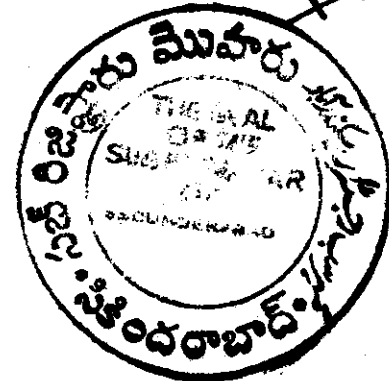
OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD,

TRUE COPY

SUB-REGISTRAR  
SECUNDERABAD

*14* Sheet of *7* Sheets No. of Corrections ...

*16 June 2005*



SCANNED



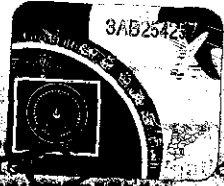
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465257

Date : 09-06-2005 Serial No : 4,805 Denomination : 100

Purchased By :  
 RAMESH  
 S/O. NARSING RAO  
 HYD

For Whom :  
 M/S. SRI SAI ENTERPRISES  
 HYD



S.S. No..... C.C. No.....

**LEASE AGREEMENT**

This LEASE AGREEMENT is made and executed at Secunderabad, on this the 10th day of June, 2005 by and between:-

M/s. Shri Sai Enterprises a registered partnership firm having its office at 8-2-595/3, Road No. 10, Banjara Hills, Hyderabad, represented by its Managing Partner, Shri Prakash Challa, S/o. Justice Challa Kondaiah, aged about 51 years, Occupation: Business, hereinafter referred to as the "LESSOR", (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. LSG Sky Chefs (India) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Anup Sahu, hereinafter referred to as the "LESSEE"

Page 1 of 7

For SHRI SAI ENTERPRISES  
  
 Managing Partner

LSG SKY CHEFS (INDIA) PVT. LTD.  
  
 Authorised Signatory

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16 JUN 2005

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(which term shall mean and include whenever the context may so require its successors-in-interest); carrying on the business of airline catering and related services.

WHEREAS:

1. M C Modi Educational Trust a public charitable trust having its office at 5-4-187/3&4, M.G. Road, Secunderabad – 500 003 is the absolute owner of about 2,000 sq. yds. of land along with constructions / sheds admeasuring about 10,600 sft. bearing premises no. 1-8-179 situated at S.D. Road, Secunderabad hereinafter the said premises is referred to as the Scheduled Premises.
2. M C Modi Educational Trust with a view to generate regular income from the Scheduled Premises has entered into a Lease Agreement dated 10/06/2005 and a memorandum of understanding entered dt.10/06/2005 with M/s. Shri Sai Enterprises, the LESSOR herein on certain terms and conditions contained therein.
3. Under the above referred Lease Agreement dated 10/06/2005 and in pursuant to the MOU dt.10/06/2005 the LESSOR is entitled to sub-lease the Scheduled Premises in part or full to any third party on such terms and conditions as it may deem fit and proper. Further, the LESSEE at its own cost and risk is also entitled to renovate the Scheduled Premises in the manner it deems fit and proper without any objection or hindrance from M C Modi Educational Trust.
4. The LESSOR in terms of and in pursuance of Lease Agreement dated 10/06/2005 and MOU dt.10/06/2005, has carried on at its own risk and cost certain modifications and renovations to the Scheduled Premises. Further, the LESSOR has obtained no objection letter from M/s. Modi Educational Trust confirming that the Scheduled Premises can be leased out to the third party (i.e.) to the LESSEE herein.
5. The LESSEE being in need of premises for carrying on the business of manufacturing of food for the purpose of airline catering and related services, has approached the LESSOR to take on lease the Scheduled Premises which is more particularly described at the foot of the agreement.
6. The LESSOR have agreed to grant on lease the Scheduled Premises on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LESSEE shall pay to the LESSOR rent of Rs. 1,59,000 (Rupees One lakh fifty nine thousand only) (@ Rs. 15/- per Sq Ft; for a Total area of 10,600 Sq Ft) per month which is exclusive of Water and Electricity consumption charges and Municipal Taxes and subject to the clause pertaining to the enhancement of rent contained hereunder and subject to deduction of T.D.S under the provisions of the Income Tax Act and Rules made thereunder. The first rent payment shall be apportioned according to the number of days in the month included in the lease period.

For SHRI SAI ENTERPRISES Page 2 of 7

LSG SKY CHEFS (INDIA) PVT. LTD.

Managing Partner

Authorised Signatory

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2. The lease shall be for a period of 5 (Five) years commencing from the 15<sup>th</sup> day of June 2005.
3. The **LESSEE** shall pay the lease rent according to the Rent Schedule mentioned herein.
4. The **LESSOR** has right of sub-lease under the Lease Agreement dated 10/06/2005 for an initial period of 5 years beginning from 15<sup>th</sup> day of June 2005 and since this lease agreement extends beyond the initial lease period ending on 31/03/2010 the **LESSOR** hereby undertakes to obtain necessary confirmations from the owners of the Scheduled Premises viz., M C Modi Educational Trust.
5. The **LESSOR** has assured that the Scheduled Premises is free from all encumbrances, mortgage, hypothecation and also agreed that he shall not transfer, assign, sublet the scheduled premises during the lease period.
6. The **LESSEE** shall deposit and keep deposited with the **LESSOR** during the validity of this indenture an amount of Rs.4,77,000.00 (Rupees four lakhs seventy seven thousand only) as a Security Deposit free of interest. The **LESSOR** hereby warrants to pay the entire amount of deposit without any interest to the **LESSEE** on the **LESSEE** vacating the Scheduled Premises upon determination of the Lease period.
7. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne jointly by the **LESSEE** and the **LESSOR** equally.
8. The **LESSEE** shall pay the rent regularly each month on or before the 10<sup>th</sup> day of the calendar month in advance to the **LESSOR** the **LESSOR** shall issue the official receipt in acknowledgement of the rent.
9. The **LESSEE** shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent. The **LESSEE** shall enhance the electric power supply at his own cost. Any additional consumption deposit shall be paid by the **LESSEE** to the Electricity Board or other concerned authorities for and on behalf of the **LESSOR** and amounts so paid by way of deposit shall be refunded by the **LESSOR** to the **LESSEE** upon expiry or termination of the LEASE subject to submission of necessary proofs of such payments. The **LESSOR** has agreed to assist the **LESSEE** in all aspects in signing the relevant statutory forms from time to time in order to get permissions from the Govt. agencies.
10. The **LESSEE** shall keep the demised portion in a neat and habitable condition. And shall not do or permit to be done anything which may be a nuisance and annoyance to other occupants of other premises.
11. The **LESSEE** shall carry out all repairs and regular maintenance at its own cost.
12. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it to inspect the Scheduled Premises at all reasonable hours of the day.
13. The **LESSEE** shall pay regularly the municipal / property taxes and any other taxes and / or levies pertaining to the Schedule Premises and proof of such payments from time to time is to be submitted to the **LESSOR**. The **LESSEE** shall always keep the **LESSOR** indemnified at all times against the same.
14. The **LESSEE** shall observe, perform and bind with all the rules, regulations and bye laws for the time in force of the society, association, person or other body or persons that may be appointed to be incharge of the affairs of the Scheduled Premises and pay the monthly maintenance charges and outgoings as determined.

For **SHRI SAI ENTERPRISES**

Page 3 of 7

**LSG SKY CHEFS (INDIA) PVT. LTD.**

  
Managing Partner

  
Authorised Signatory

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SECUNDEBARAN**

15. The **LESSEE** shall not be entitled to assign or sub-let or otherwise allow use and occupation of the scheduled premises or any part thereof to any third parties except to its business associates, affiliate companies, subsidiaries or sister companies. However, sub-letting or otherwise allowing use and occupation of the Scheduled Premises as provided herein shall not be beyond the tenure of this lease or renewal thereof from time to time.
16. The **LESSEE** hereto shall be entitled to terminate this agreement by giving a notice in writing of 90 days to the **LESSOR**. Even in such case there shall not be any payment of compensation or any payment for the remaining period to the **LESSOR** on this account.
17. On the expiry of this lease or on termination of the lease agreement the **LESSEE** shall handover vacant possession of the Scheduled Premises in such order and conditions as is consistent with the terms, covenants and conditions on the part of the **LESSEE** herein contained (save and except damage to the demised premises by fire riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the **LESSEE** shall have no control) SUBJECT ALWAYS to what is stated hereinafter. The **LESSOR** however, agrees to allow the **LESSEE** to remove the temporary partitions / structures, electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at its own cost at the time of vacating the Scheduled Premises on the expiry of the lease or on termination of the lease. If any fixtures and fittings are required by the **LESSOR** such items will be delivered to the **LESSOR** by the **LESSEE** at a price mutually agreed.
18. The **LESSOR** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the Scheduled Premises provided the **LESSEE** observes all the covenants without defaults as specified above. The **LESSOR** has agreed to insure the building along with structures against all hazards.
19. It is expressly by and between the parties hereto that the **LESSEE** shall not claim any loss or damage caused to the interior of the Scheduled Premises or any of its equipments, furniture, fixtures and articles in the Scheduled Premises by reason of natural calamity, riot, war or circumstances beyond the control of the **LESSOR**.
20. This lease Deed will be governed by Indian Law. Any dispute between the parties with regard to this agreement or the subject matter thereof, including existence and validity of the Agreement will be settled by Arbitrators under the provisions of the Indian Arbitration & Conciliations Act, 1996 or any enactment or modification thereto. The Arbitration will be conducted in the city of Hyderabad and each party will be entitled to nominate one Arbitrator each. The two Arbitrators will choose an Umpire for the Arbitration Proceedings. The Proceedings shall be conducted in English. The Arbitration award is final and binding on both the parties.
21. Amendment: If any amendment to this lease deed shall be executed on Rs.100/- non judicial stamp paper which shall become part and parcel of this lease deed.

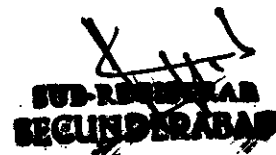
For **SHRI SAI ENTERPRISES**

  
Managing Partner

**LSG SKY CHEFS (INDIA) PVT. LTD.**

  
Authorised Signatory

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**HYDERABAD  
HYDERABAD**

## SCHEDULE OF LEASE RENT

<u>PERIOD</u>	<u>RENT</u>
15 <sup>th</sup> June 2005 to 31 <sup>st</sup> May 2006 ...	Rs.1,59,000 per month
1 <sup>st</sup> June 2006 to 31 <sup>st</sup> May 2007 ...	Rs.1,66,950 per month
1 <sup>st</sup> June 2007 to 31 <sup>st</sup> May 2008 ...	Rs.1,75,297 per month
1 <sup>st</sup> June 2008 to 31 <sup>st</sup> May 2009 ...	Rs.1,84,062 per month
1 <sup>st</sup> June 2009 to 31 <sup>st</sup> May 2010 ...	Rs.1,93,265 per month

### DESCRIPTION OF THE SCHEDULED PREMISES

All that portion of the land admeasuring about 2,000 sq. yds. along with constructions / sheds admeasuring 10,600 sft. bearing premises no. 1-8-179, situated at S.D. Road, Secunderabad marked in red in the plan enclosed and bounded by:

North By : Neighbours' land  
South By : 40' private road & Usha Kiran Complex  
East By : Public road  
West By : Land and building belonging to Hariyana Seva Sungh

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

#### WITNESSES:

1. Jhan Modi.  
(Setham modi)
2. A Dilip Kumar  
(A Dilip Kumar)

**LSG SKY CHEFS (INDIA) PVT. LTD.**

Authorised Signatory

**LESSEE**

(LSG Sky Chefs (India) Pvt Ltd.

**For SHRI SAI ENTERPRISES**

Managing Partner  
(SRI SAI ENTERPRISES)

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Plan of lease agreement showing  
the land admeasuring about 2,000  
sq. Yds. along with constructions /  
sheds admeasuring 10,600 sft.  
bearing premises no. 1-8-179,  
situated at S.D. Road,  
Secunderabad 500 003

**LESSOR** M/s. Shri Sai Enterprises, a registered partnership firm represented by its  
Managing Partner Shri Prakash Challah, S/o. Justice Challa Kondaiah

**LESSEE** M/s. LSG Sky Chefs (India ) Pvt Ltd., having its office Bagmane  
Enclave, C.V. Raman Nagar Post, Bangalore representd by Mr  
Anup Sahu.

**Boundaries:**

North By : Neighbours' land  
South By : 40' private road & Usha Kiran Complex  
East By : Public road  
West By : Land and building belonging to Hariyana Seva Sungh

For **SHRI SAI ENTERPRISES**

  
Managing Partner


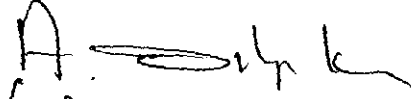
**LSG SKY CHEFS (INDIA) PVT. LTD.**

  
Authorized Signatory

**TRUE-COPY**

  
**SUB-REGISTRAR  
SECUNDERABAD**

WITNESSES:

- 1)   
(Sotam Modi)
- 2)   
(A Dhy Kumar)


LESSOR  
For SHRI SAI ENTERPRISES

1)   
Managing Partner

2)  
LSG SKY CHEFS (INDIA) PVT. LTD.

  
Authorized Signatory  
LESSEE

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SUB-REGISTRAR  
HYDERABAD



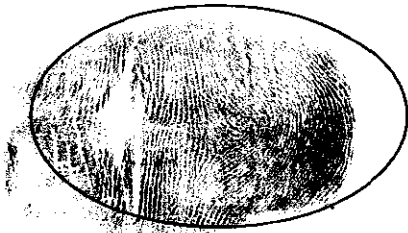
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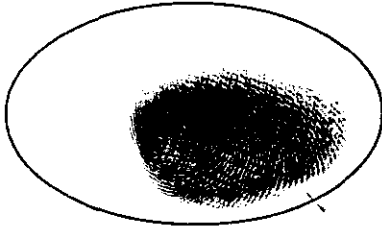
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PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER

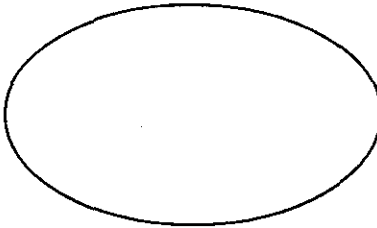
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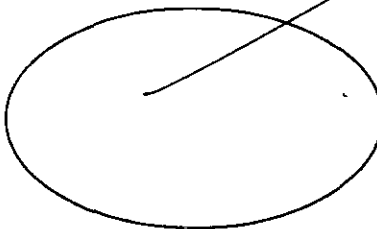
Mrs. SHRI SAT ENTERPRISES,  
having its (O) 8-2-59/3, R2-NQ1  
Banjara Hills, Hyderabad, Rep. by  
its Partner. Mr. PEKASH CHALLA



Mrs. LSG sky chefs (India) Pvt. Ltd.  
having its (O) Bagmane Enclave,  
c/v. Ramen Nagar Post, Bangalore  
Rep by Mr. Anup Sahy.



BLACK & WHITE  
PASSPORT SIZE  
PHOTO



BLACK & WHITE  
PASSPORT SIZE  
PHOTO

SIGNATURE OF WITNESSES OF THE SUB-REGISTRAR

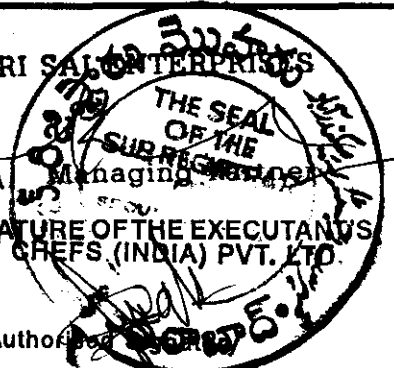
1. Jha Mohan SECUNDERABAD,
2. A. S. K.

**TRUE-COPY**

For SHRI SAT ENTERPRISES

**SUB-REGISTRAR  
SECUNDERABAD**

SIGNATURE OF THE EXECUTANTUS  
LSG SKY CHEFS (INDIA) PVT. LTD.

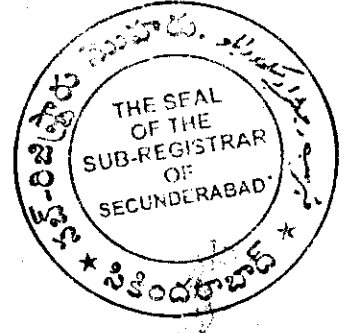


Sheet of 9 Sheets No. of Corrections

Authorised

అమ్మనా నంబర్ 945/1000

వస్తువు  
వస్తువు  
ఈ కార్యక్రమం



2005 సంవత్సరము జూన్ నెల 10 తేది 1926 శా.స.  
సూచం 90 వేది పాటు 1 మరియు 2  
గంటల మధ్య  
శ్రీ Prakash Challa - 1986 తేదీ  
సెక్షన్ 32 అనుసరించి  
వెలిముద్రలతో సహా దాఖలు చేసి రూ. 10545/-  
చలానుద్వారా చేల్పించినాడు.  
వాసియిచ్చినట్లు ఒప్పుకున్నది  
ఎడమ బొటన వేలు

Handwritten signature

NAME Prakash Challa S/O. C. Kondanah  
OCC Business R/O. 8-2-595/2, Road No. 70  
Banjara Hills, Hyderabad.



ఎడమ బొటన వేలు

Handwritten signature

NAME Anup Shah S/O. Ramakant Sahu  
OCC Service R/O. Begmone Enclave, V. Raman  
Nagar Post. Bangalore



వికాసించినది

NAME Soham Modi S/O. Saksh Modi  
OCC Business R/O. 5-6-182/2, E.V. - Mrs. Road,  
Sec'ad

Handwritten signature

NAME A. Dilip Kumar S/O. A. Vishwanath  
OCC Business R/O. 6-6-125, Annapurna Gardens,  
Karadiguda / Sec'ad

Handwritten signature

2005 వ సం. జూన్ 10 తేదీ  
1926 శా.సం. వేది పాటు 1 మరియు 2  
సూచం 90 వేది

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పన్ను విలువ 945 రూపాయ  
 నమోదు సంవత్సరం 1927  
 పన్ను విలువకు సంబంధించిన పత్రం సంఖ్య 8  
 ఈ పత్రం విలువ 2

డి  
 పబ్ రిజిస్ట్రార్

Rs. 87490 towards  
 Stamp Duty (including Transfer Duty U/s 41 of I. S. Act  
 and Rs. \_\_\_\_\_  
 towards Registration fee on the above value of  
 Rs. 2118100/- conveyed by property  
 through SBI Bank, Hyderabad, 498950  
 dated 10-6-05 at Secunderabad Branch.

R. K. K. K.  
 SUB-REGISTRAR  
 SECUNDERABAD

**CERTIFICATE OF REGISTRATION**

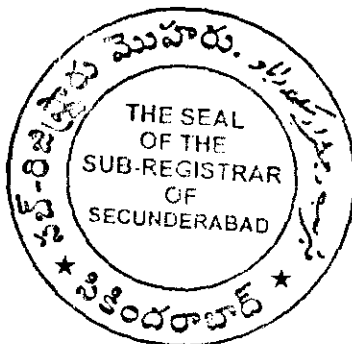
Registered as Document No: 945  
 of 2005 (1927 SE)  
 of Book 1 and assigned the  
 Identification Number 1605-1-991-2005

For Scanning.

Date: 14/6/005 Registering Officer

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SUB-REGISTRAR  
 SECUNDERABAD



నంబరు 945/1005

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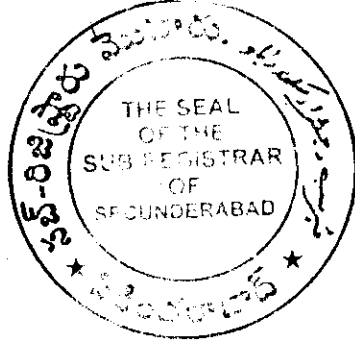
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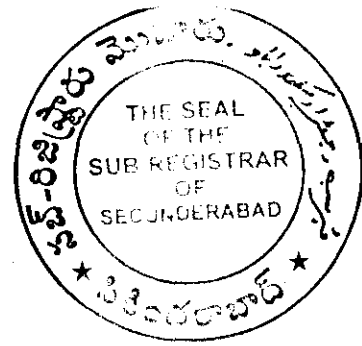
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కాగితము వరుస సంఖ్య 34

అ  
పబ్ రిజిస్ట్రార్



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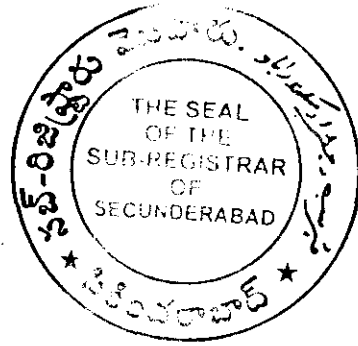
అమ్మవేణు నంబర్ 945/1005

వ తేదీ 2 1928 తాళ నం

అమ్మవేణు నంబర్ కానియోనా నంబర్ 8

ఈ కానియోనా నంబర్ నంబర్ 6

లి  
పబ్ రిజిస్ట్రార్



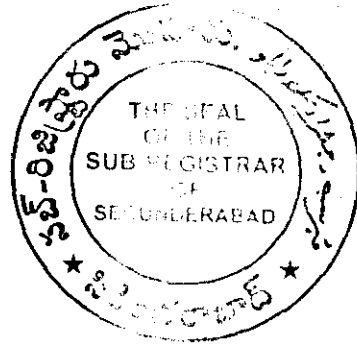
పన్నావేజా సంఖ్య 945/1000

వ పు నామం 1 1928 క. శ. నం

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ఈ కాగిరిమాణి పేరున సంఖ్య 2

Di  
పబ్ రిజిస్ట్రార్





అస్తావేజా సంఖ్య 945/1005

వస్తువు క్రమము 1926 కా శ నం

దస్తావేజాల మొత్తం కాగితముల సంఖ్య 8

ఈ కాగితము వరుస సంఖ్య 8

Di  
పబ్లిక రిజిస్ట్రార్

