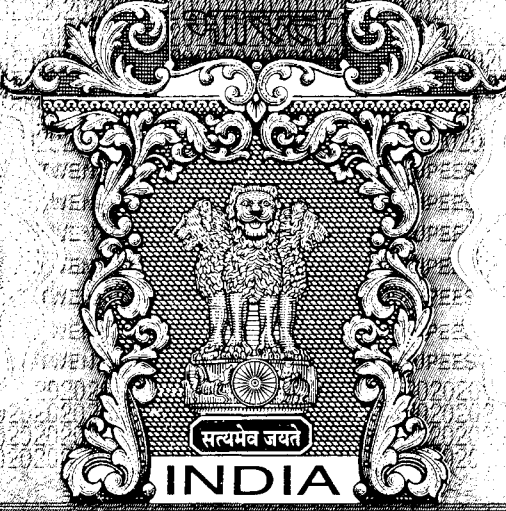


भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

12369
S.No. 12369 Date 22/2/2006

04AA 657236

Name C.H. Ramesh
S/o. D/o. W/o. Mrs. Srinivas Rao
For Whom M/s. Modi Shelters Pvt Ltd

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/200-
City Civil Court,
SECUNDERABAD

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 14th day of February 2006 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Modi Shelters 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 Shri Sourabh Modi, S/o. Shri Satish Modi, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD.

DIRECTOR

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

12360 12/3/2008 22/2/2008
S.No. Date

Name... CH. Ramakrishna

S/o. D/o. Who... Mrs. S. S. Rao

For Whom... Mrs. Modi Shelters Pvt Ltd

K. Srinivas

U.V.L. No. 26/98, R.No. 39/2008

City Civil Court,
SECUNDERABAD

04AA 657235

WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 2,000 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 2,000 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 8,000/- (Rupees Eight Thousand Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs. 96,000/- (Rupees Forty Eight Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD.

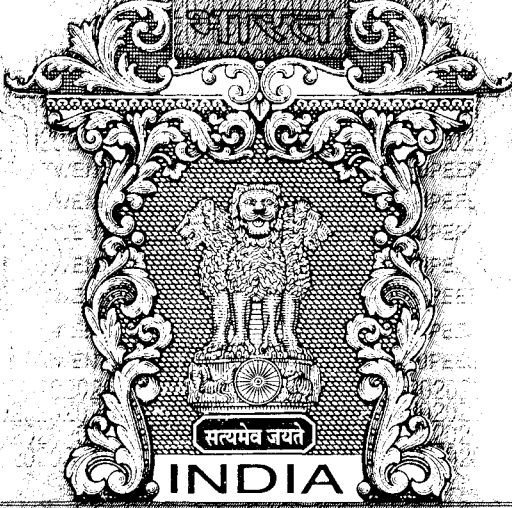
DIRECTOR

Page 2 of 5

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657234

S.No. 12359 Date 22/2/2006 Rs. 20

Name C.H. Kesaram

S/o. D/o. W/o. Narsimha Rao

For Whom M/s. Modi Shelters PVT Ltd

K. SREENVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court,
SECUNDERABAD

- 3 The lease shall be for a period of ten years commencing from 1st March 2006. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
- 4 The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
- 5 The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1 The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
- 2 The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
- 3 The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4 The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.

For M. C. Modi Educational Trust

Trustee

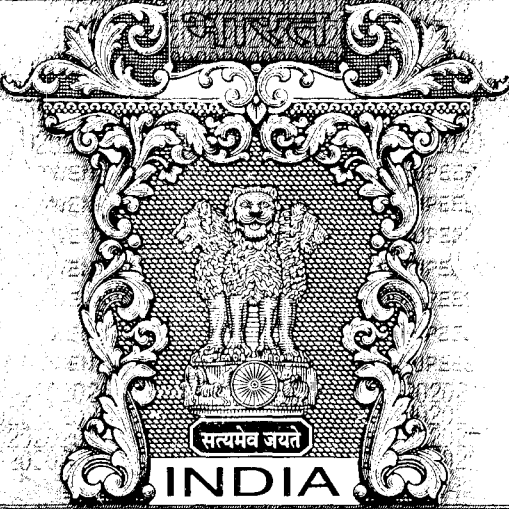
For MODI SHELTERS PVT. LTD.

DIRECTOR

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657233

S.No. 12358

22/2/2008

Name

CH. Ramesh

S/o

Narasingh Rao

For Whom

M/s. Modi Shelters Pvt Ltd

K. S. S. S. S.

S.V.L. No. 20, 2008 No. 39/2008

City Civil Court,
SECUNDERABAD

- 5 The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
- 6 The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone other than its group companies.
- 7 The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
- 8 The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

- 1 The LESSOR shall pay the property taxes pertaining to the leased premises.
- 2 The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
- 3 The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD

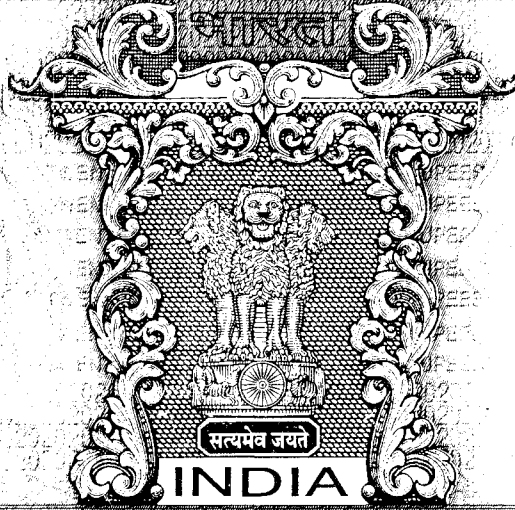
DIRECTOR

Page 4 of 5

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

12754655 आंध्र प्रदेश ANDHRA PRADESH
S.No. Date 22/11/2018

04AA 657232

Name CH. Ramesh

K. SRINIVAS

S/o. Narsing Rao

S.V.L. No. 26/00, P.No. 39/2004

For Whom M. C. Modi Shelters Pvt Ltd

City Civil Court,
SECUNDERABAD

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at M. G. Road, Secunderabad, having a super-built area of about 2,000 sft. bounded by:

North By : Premises belonging to Lessor
South By : Neighbour's Building
East By : M. G. Road
West By : Open to sky

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

WITNESSES:

1.

2.

For MODI SHELTERS PVT LTD

DIRECTOR

LESSEE

For M. C. Modi Educational Trust

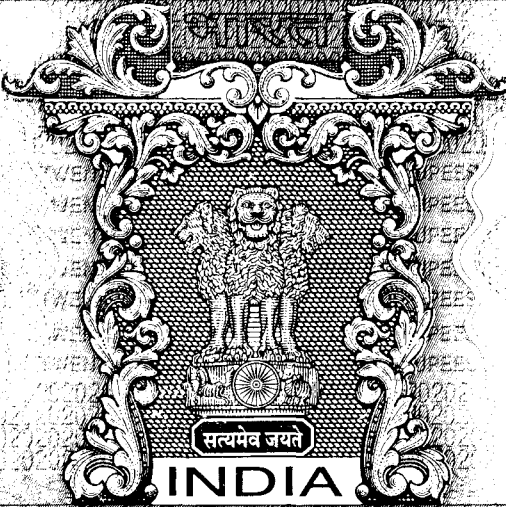
LESSOR Trustee

Page 5 of 5

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657231

S.No. 12357 Date 22/2/2006 Rs. 20

Name C.A. Ramakrishna

S/o. D/o. W/o. Narsing Rao

For Whom M/s. Modi Shelters Pvt. Ltd.

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/200-

City Civil Court,

SECUNDERABAD.

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 14th day of February 2006 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the **OWNER** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/s. Modi Shelters 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 Shri Sourabh Modi, S/o. Shri Satish Modi, herein after referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD.

DIRECTOR



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657230

S.No. 12355 Date 22/2/2006 Rs. 20

Name C.H. Ramesh

S/o. D/o. W/o. Narsing Rao

For Whom M/S. Modi Shelters Pvt Ltd

K. SRINIVAS

V.L. No. 26/98, R.No. 39/2004

City Civil Court,
SECUNDERABAD

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 14th February 2006 the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 2,000 sft. from the OWNER. At the request of the HIREE, the owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

NOW THIS DEED WITNESSETH AS UNDER

- 1 The HIREE shall pay amenities charges of Rs. 8,000/- (Rupees Eight Thousand Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
- 2 The HIREE shall enhance the amenity charges by 6% at the end of every years on the then existing amenity charges.

For M. C. Modi Educational Trust

Trustee

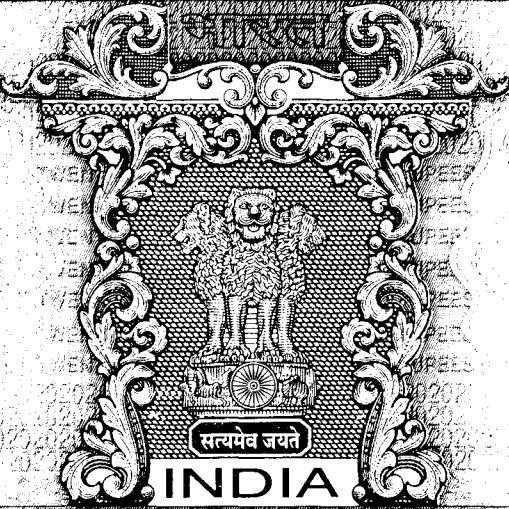
For MODI SHELTERS PVT LTD.

DIRECTOR

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

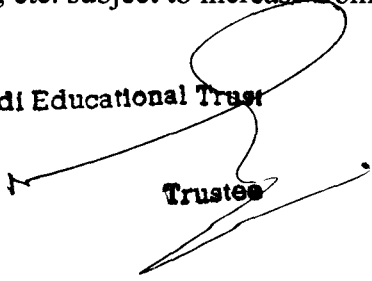
04AA 657229

S.No. 12354 Date 22/2/2006 Rs. 30
Name C.A. Ramesh
S/o. B. Narasingh
For whom M/s. Modi Shelters Pvt Ltd

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/200.
City Civil Court,
SECUNDERABAD

3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the owner.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges amounting to Rs. 1,000/- (Rupees One Thousand Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

For M. C. Modi Educational Trust


Trustee

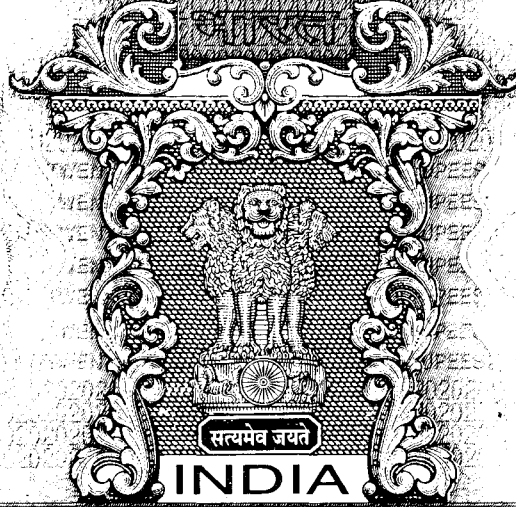
For MODI SHELTERS PVT. LTD.


DIRECTOR

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 12355 Date 22/2/2006 Rs. 20

04AA 657228

Name Ch. Ramiah
S/o. D/o. V. Narsing Reddy
For Whom M/s. Modi Shelters Pvt Ltd

K. SRINIVAS

S.V.L. No. 26/99, E.No. 39/2004
City Civil Court,
SECUNDERABAD

PARTICULARS OF AMENITIES.

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

For M. C. Modi Educational Trust

Trustee

For MODI SHELTERS PVT. LTD.

n M.
DIRECTOR

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 657237

S.No. 12362

Date 22/04/2008

Name C.H. Sannella

S/o. Mr. S. Sagar Rao

For whom Mrs. Modi Shelters PVT Ltd

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court,
SECUNDERABAD

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

WITNESSES:

1.

2.

For MODI SHELTERS PVT. LTD.

K. Srinivas
DIRECTOR
HIREE

For M. C. Modi Educational Trust

OWNER
M. C. Modi
Trustee