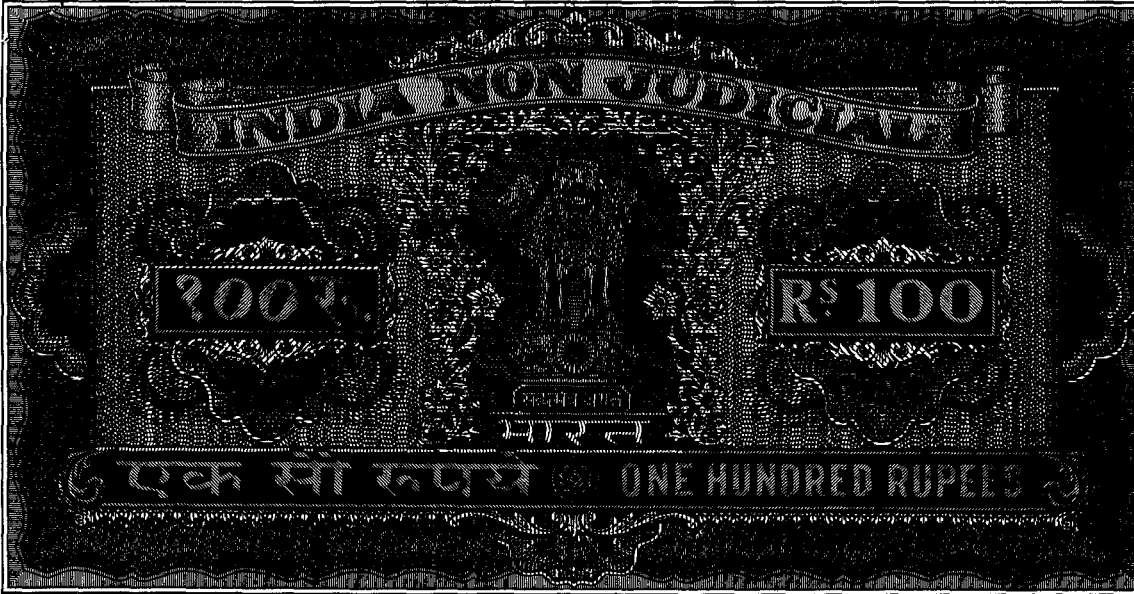


*Original
pledged
with
bank
[Signature]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
10/04/2004

01AA 548298

s. No. 1792 No. 10030
Sold to Satish Modi
By Manilal C. Modi
For Whom Sai

L-G-Clearing
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/97 dated 1/2003
5-4-76/A C-100, Ranigunj
SECUNDERABAD - 500 003.

730

LEASE AGREEMENT

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

*A
594*

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

AND

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

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

[Handwritten signature]

Satish Modi

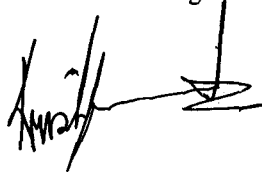
-2-

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the showroom space on the ground floor admeasuring about 2,835 sq. ft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

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

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

- 2) The lease shall be for a period of five years, commencing from 1st May 2003. The LESSEE shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 3) The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
- 4) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.
- 5) "The LESSOR and LESSEE hereby admits and confirm the Schedule lease property is under Mortgage by way of Deposit of Title Deeds in favour of SYNDICATE BANK. The Lessor and LESSEE hereby further confirms that the rights under this lease deed are subject to the Mortgage in favour of the Bank.
- 6) The LESSOR and LESSEE hereby confirms that if the Bank enforces the Mortgage, for recovery of its dues with the intervention or without intervention of the Courts, then, the Lease is deemed to be terminated automatically irrespective of the period of lease mentioned in this Lease Agreement.



Sahil Moh.

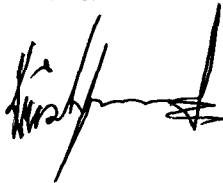
- 7) The LESSEE has agreed to deposit the monthly lease (rental) amounts directly into the loan account of the LESSOR with SYNDICATE BANK, JEERA COMPOUND BRANCH, SECUNDERABAD.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
- 2) The LESSEE shall pay and bear the Electricity consumption charges, including any additional consumption deposit that may be levied from time to time, apart from the rent.
- 3) The LESSEE shall keep the demised portion in a neat and habitable condition.
- 4) The LESSEE shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 5) The LESSEE shall utilize the demised portion for its office/showroom/workshop for Automobile repairs, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.
- 6) The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 7) The LESSEE shall enhance the rent by 6% compound at the end of every year.
- 8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises.

THE LESSOR HEREBY COVENANTS AS UNDER:

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



Sateesh Reddy

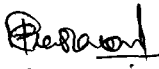
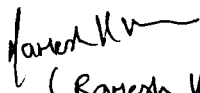
DESCRIPTION OF THE DEMISED PORTION

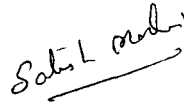
All that portion on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003 bounded by:

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

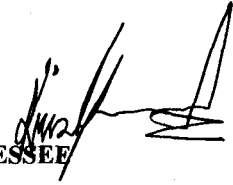
IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

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


Satis L. Reddy

LESSOR

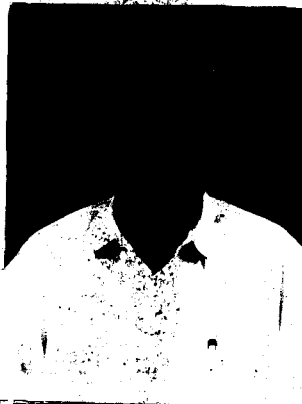
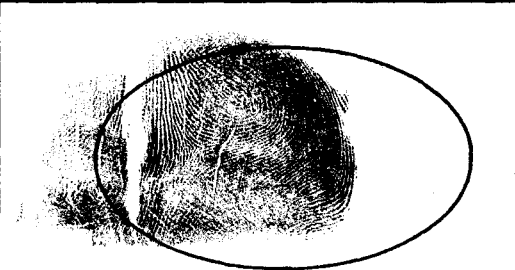

LESSEE

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

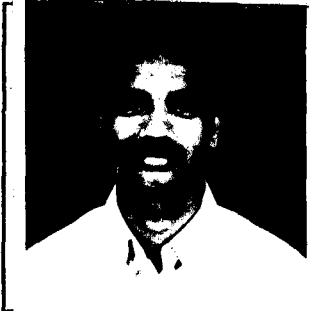
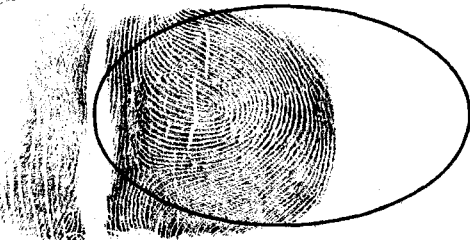
SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

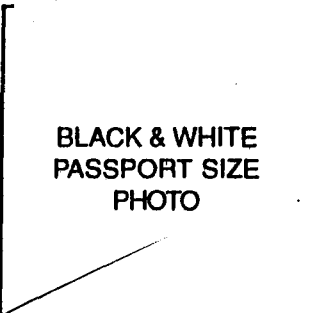
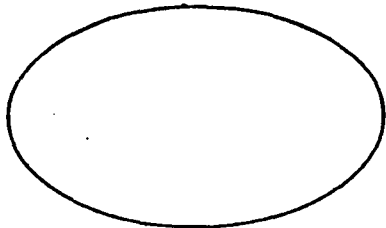
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



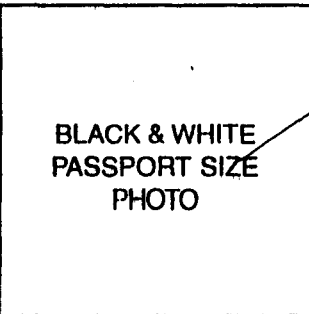
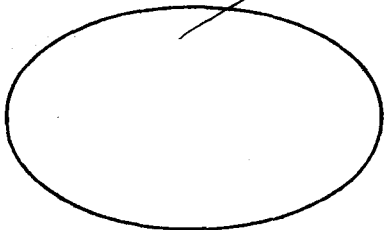
LESSOR:
MR. SATISH MODI
R/o. Plot No. 280,
Jubilee Hills,
HYDERABAD - 500 034.



LESSEE:
M/s. METAL CREEK MOTORS,
Rep by its Proprietor
Mr. Krishna Prasad Immanni
R/o. Plot No. 115/A, Hanumanji
Co-operative Society, Brig
Syed Road, Tad bund,
SECUNDERABAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO



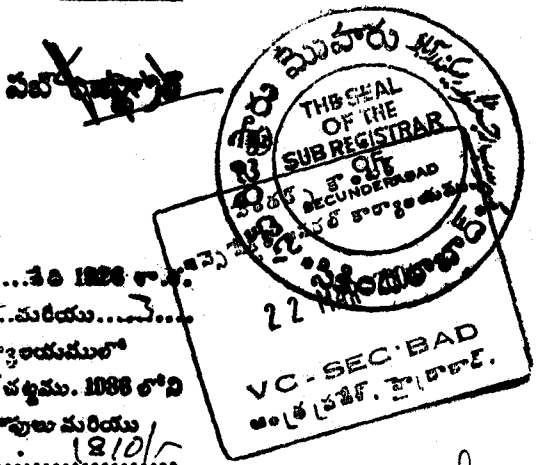
BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

- 1.
- 2.

SIGNATURE OF THE EXECUTANT'S

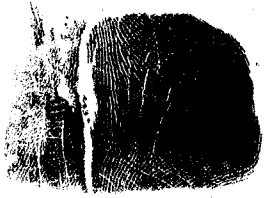
దస్త్రావేణా నంబర్ 586/100
 వ పు స్తకము 7 1926 వా శ నెం
 దస్త్రావేణాల మొత్తం కాగితముల నంబర్ 5
 ఈ కాగితము వరుస నంబర్ 1



2004వ సంవత్సరము ఏప్రిల్ 13 వ తేది 1926 వా శ నెం
 ..సత్య నాథం.. శుభ్ర కుమారుడు ? మరయు ?
 గంధక ముద్ర సహాయంతో సెల్-రిజిస్ట్రేషన్ కార్యాలయములో
 త్రి Satish modi రిజిస్ట్రేషన్ వల్లము. 1088 లోని
 సెక్షన్ 20 ప్రకారము రిజిస్ట్రేషన్ వలన ఏర్పడిన హక్కులను మరయు
 వేతము ప్రకారం సహా దాఖలు చేసి రుసుము రూ 1210/-
 చెల్లించుటకు చెల్లించినారు.
 వ్రాసియున్నట్లు నిర్ధారించుట
 ఎవరు వ్రాసినట్లు

Satish modi

Satish modi



NAME Satish modi S/O. Lak. manilal C. modi
 OCC Business R/O Plot no. 280, T. J. Reddy's
Hyderabad.



1వ వేరు వ్రాసినట్లు

Krishna Prasad Immam

NAME Krishna Prasad Immam S/O. Sheshagiri Rao
 OCC Business R/O Plot NO. 117A, Hanumanji
Co-op Society, Big Street Road, Badli, Sec'bad

దివాలినినది

1) Padma Reddy

NAME Padma Reddy S/O. Padma Reddy
 OCC Service R/O Su-157/364, 196 Road
Sec'bad

2) Ramesh Kumar

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

2004వ సం ఏప్రిల్ నెం 13 వ తేది సహాయంతో
 1926వ వా శ నెం 7 మామం 2 వ తేది

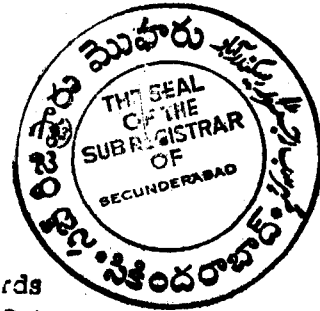
దస్తావేజు సంఖ్య 586/1004
వచ్చిన తేదీ 1 1926 గా క నం
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5
ఈ కాగితము వరుస సంఖ్య 2

~~సబ్ రిజిస్ట్రార్~~

CERTIFICATE OF REGISTRATION

Registered as Document No: 586
of 2004 (1920 SE)
of Book - 1 and assigned the
Identification Number 1606 - 1-594-2004
for Seaming.

Date: 13/4/2004 Registrar/Officer



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

~~SUB-REGISTRAR~~
~~SECUNDERABAD~~

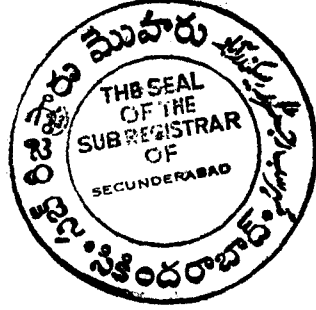
దస్తావేజు సంఖ్య 526/1004

వ వృత్తము 1 1926 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 3

~~సబ్ రిజిస్ట్రార్~~



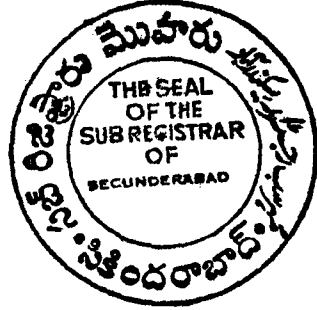
దస్తావేజు సంఖ్య 586/1004

వ వు స్తకము 7 1926 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 4

~~సహ రిజిస్ట్రార్~~



PHOTOGRAPHS AND
దస్తావేజుల సంఖ్య 586/1004

వ వు స్తకము 1 1926 శా. శ. సం.

దస్తావేజుల మొత్తు కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 5

~~సబ్ రిజిస్ట్రారు~~

