



S. No. 886 Date 23/3/2001 Rs. 100.00 **52480**
 Sold to M. Modi Educational Trust AP. 231 O.
 S/o.....
 For Whom..... Shri. Subra

L. G. Chimalgi
LEELA G. CHIMALGI
 STAMP VENDOR
 L. No. 13/97 R No 12/2000
 5 4-76/A, Cellar,
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD-3.

SUPPLEMENTARY LEASE AGREEMENT

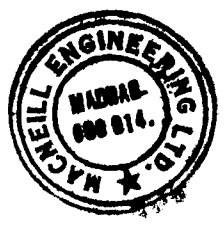
This Supplementary Lease Agreement executed at Secunderabad on this the 23rd day of March 2001 by and between:

M C Modi Educational Trust, having its office at 5-4-187/3 & 4, 3rd floor, Soham Mansion, Secunderabad – 500 003, and represented by its trustee Shri. Soham Modi, S/o. Shri. Satish Modi, herein after referred to as the **LESSOR** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/s. Macneil Engineering Limited having its office at 5-4-187/3 & 4/5 (part), 1st floor, Soham Mansion, M G Road, Secunderabad – 500 003, and represented by its Regional Manager (Southern Region) Mr. V.C. Muthu S/o. Late Dr. D.V.G. Muthu herein after 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**
Shri. Soham Modi
 Trustee



V.C. Muthu

we
Whereas the LESSEE has taken on lease from the LESSOR about 950 Sft + lobby space of 275 sft on first floor of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/5 (part) situated at M. G. Road, Secunderabad – 500 003 vide lease agreement dated 24th November 2000.

Whereas the LESSEE has requested the LESSOR to grant on lease an additional office space which is vacant adjacent to the existing office admeasuring about 600 Sq. ft of (superbuilt up area) on the first floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/5 (part), situated at M G Road, Secunderabad – 500 03, 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 first floor, of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/5 (part) situated at M G Road, Secunderabad – 500 003 having a super-built area of about 600 sft. more particularly described at the foot of this document, in the following terms and conditions.

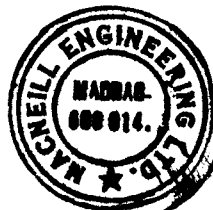
1. The LESSEE shall pay a rent of **Rs. 3,500/-** (Rupees Three Thousand Five Hundred Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of **Rs. 21,000/-** (Rupees twenty one 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.
3. The lease shall be for a period of six years commencing from 1st day of April, 2001. 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.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed of 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.
5. The LESSEE shall utilise the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 7% compound at the end of every year.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
9. The LESSEE shall pay the property tax and other taxes pertaining to the leased premises.
10. The LESSEE shall pay the building maintenance charges amounting to Rs. 240/- (Rupees Two Hundred and Forty) per month to the LESSOR or to any other party that the LESSOR may direct, towards the maintenance of common areas, security, water charges etc., subject to increase from time to time.

Per M. C. Modi Educational Trust

John Modi
Trustee



W. W. W.

THE LESSORS HEREBY COVENANTS AS UNDER:-

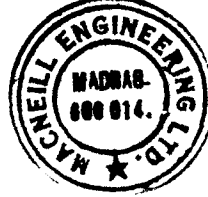
1. the LESSOR agreed not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
2. The LESSOR agreed to all or the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any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

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/5 (part), situated at M G Road, Secunderabad – 500 03, admeasuring about 600 sft bounded by

North By : Staircase & lobby
South By : Neighbors Building.
East By : 1,500 sft owned by M/s. Dccpika Chit Fund Pvt. Ltd.
West By : Premises occupied by M/s. Macniel Engg. India Ltd.

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



[Handwritten signature]

LESSEE

LESSOR

Witnesses:-

1.

2.

[Handwritten signatures of witnesses]

For M. C. Modi Educational Trust

[Handwritten signature]
Trustee.

Plan for Lease Agreement for the Premises bearing No. 5-4-187/3 & 4/5, First Floor of the Building Soham Mansion, situated at M. G. Road, Secunderabad - 500 003.

LESSOR: M.C.Modi Educational Trust

LESSEE: Macneil Engineering Ltd

Area: 950 Sq.ft and 275 Sq.ft of common lobby area.

