



Sl. No. 7182 Date 23/11/2000
Sold to Mahender
S/o. D/o. W/o. Mallappa
For Whom M.C. Modi Educational Trust 76612

Date
K. Satish Kumar
S V L No 13-2000
5-2-39 PREMAVAHIPE (V)
R NAGAR (M) RR DIST

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 24th day of November 2000 by and between:

M/s. Macneil Engineering Ltd., having its office at 5-4-187/2, M.G.Road, Secunderabad - 500 003 represented by its Regional Manager (Southern Region) Mr. V C Muthu, S/o. Late Dr. D V G Muthu, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest)

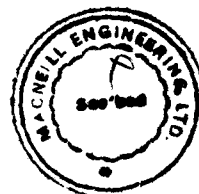
AND

M.C.Modi Educational Trust, having its office at 5-4-187/3 &4, 3rd Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, and represented by its Trustee Shri. Pramod Modi, S/o. Late Shri. Manilal C. Modi, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest.)

For M. C. Modi Educational Trust

X

Trustee



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WHEREAS the LESSOR is the absolute owner of the office space situated on the first floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/5, situated at M G Road, Secunderabad - 500 003, having a super built area of about 1,775 sft. The LESSEE has requested the LESSOR to grant on lease a portion of the above office admeasuring 950 sft of super-built-up area and use of 275 S.ft of common lobby area, 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 LESSEE doth hereby taken on lease the office space situated on the first floor, of the building known as Soham Mansion, forming part of premises bearing No. 5-4-187/3 & 4/5, situated at M G Road, Secunderabad - 500 003 having a super built area of about 950 sft and 275 S. ft of common lobby area, more particularly described at the foot of this document, on the following terms and conditions.

- 1) The LESSEE shall pay a rent of Rs. 4,000/- (Rupees Four 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. 48,000/- (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.
- 3) The lease shall be for a period of six years commencing from 15th December 2000. 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.
- 6) The LESSOR and LESSEE agree that the common lobby area admeasuring 275 sft will be for the exclusive use of the two offices forming part of premises bearing No. 5-4-187/3 & 4/5 admeasuring 1,775 sft of super-built-up area.

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% (Seven) compound at the end of every year.

For M. C. Modi Educational Trust

X

Trustee



[Handwritten signature]

- 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 agreeable pay the property tax and other taxes pertaining to the leased premises.

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 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.

DESCRIPTION OF THE DEMISED PORTION

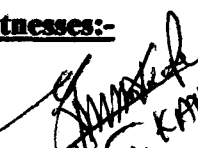
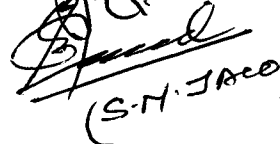
All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, forming part of premises bearing No. 5-4-187/3 & 4/5, Situated at M G Road, Secunderabad - 500 003, admeasuring about 950 sft of super built up area and 275 Sq.ft of common lobby area and bounded by

North : Premises occupied by M/s. Forvol International Ltd.
South : Neighbors Building.
West By : Open Land and Basement portion occupied by Bank of Baroda.
East By : Balance portion of 5-4-187/3 & 4/5 and premises occupied by Deepika Chit Fund Pvt Ltd.

and as delineated in the plan attached hereto.

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

Witnesses:-

1. 
G. KANAKARA
2. 
(S.H. JACOBS)

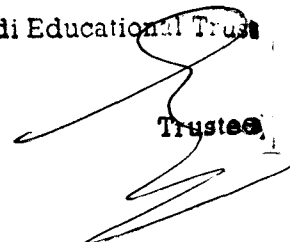


LESSEE



LESSOR

For M. C. Modi Educational Trust


Trusted