

63. 2908

2904/60

100Rs



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 652077

Date : 26-02-2004  
 Purchased By :  
 C.SUDEEP  
 S/O.C.AUGUSTINE  
 HYDERABAD

Serial No : 2070  
 For Whom :  
 RELIANCE INFOCOMM LTD.  
 HYDERABAD

eSeva  
 Manager  
 RAMANTHAPUR  
 HYDERABAD.

### LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into at Hyderabad on this 10<sup>th</sup> day of MARCH 2004 between M/s. Modi Properties & Investments Pvt Ltd. Represented by Gaurang Mody S/o Jayantilal Mody aged 36 years residing at of D.No 5-4-187/3 & 4, III Floor, M.G.Road, Secunderabad-500 003 [which expression shall include their successor and assigns] of the FIRST PART

AND

Reliance Infocomm Ltd, a Company incorporated under the provisions of the Indian Companies Act, 1956 and having their Registered office at Avadesh House, 3rd floor, Preetam Nagar, Ellis Bridge, Ahmedabad - 380 006 and Circle Office at 101, Lakeshore Towers, 6-3-1090/B/1, Raj Bhavan Road, Somajiguda, Hyderabad -500082 hereinafter called the "LESSEE" [which expression shall include their successor and assigns] of the SECOND PART

For Reliance Infocomm Limited  
 P. K. S. M. S. P. S.  
 Authorised Signatory

WHEREAS the Lessor is seized and possessed of open space on the rooftop of the building admeasuring about 350 Sq.Ft and ground space admeasuring about 225 Sft sufficient for installation and maintenance of antenna tower, BTS equipment, DG set etc at the building lying and being at D.No 3-4-106, MAYFLOWER PARK at Mallapur, Near Nacharam, Hyderabad.

AND WHEREAS the Lessee has approached the Lessor and has requested the Lessor to take on lease open space on roof top and at the ground of the building MAYFLOWER PARK above mentioned admeasuring in all about 575 Sq.Ft (herein after referred to as "the DEMISED PREMISES") more particularly described in the Schedule hereunder written for erection of a tower and installation of various equipment, DG set etc and the Lessor has agreed to give the demised premises on lease on the following terms and conditions:

NOW THIS LEASE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

- 1)
  - a) The Lessor hereby demises unto the Lessee the demised premises i.e. to use and occupy a portion of the open space admeasuring in all about 575 Sq.Ft more particularly described in the Schedule hereunder written, to install antennae and other equipment and Diesel generator set at ground floor/rooftop, air-conditioner, and such other equipment in the said demised premises for setting up Telecommunication Network for a period of **20 years** commencing from 22<sup>nd</sup> October 2002 with an option to renew the lease period for a further period with the terms and conditions mutually agreed upon by the parties.
  - b) The Lessor shall provide or shall co-operate in providing 415V, 3 phase, 4 wire, 15kw supply of current to the Lessee for its Telecommunication activities and will sign all necessary documents / application forms to enable the Lessee to obtain electricity as per requirement for establishing the telecommunication relay station.
  - c) The Lessor hereby permits Lessee to provide proper earthing to be sunk in few nos. (not less than 4 nos.) Of pits around the building to draw the earthing cables / Strips or any other material if required from ground floor to the top floor/terrace and to the antennae by clamping the said earthing cable to the outside walls of the building, on the roof surface and on the parapet walls through the ceiling as the case may be.
  - d) The Lessor hereby permits the Lessee to draw Power Cable, through conduits / Cable Trays from the place where electric meters are situated at ground floor to the said premises and to the antennae on the roof top of the top floor and also to draw up power cables, OF Cable etc. through external walls surface, along roof top, on the parapet wall, and on the Ceiling as may be.
  - e) The Lessor hereby permits Lessee to draw power cable through conduits / cable tray from the place of DG Set placed at ground floor / open space / roof top, as the case may be.
  - f) The Lessor hereby permits Lessee for 24 Hrs access to the demised premises throughout the term.
  - g) The Lessee shall be entitled to carry out technical tests from the said premises and shall be entitled to modify alter, remove, add all or any of the equipments / arrangements that may be installed by the Lessee on the said premises without paying any additional compensation to the Lessor and without permission and/or consent from the Lessor.
  - h) The Lessor hereby permits the Lessee to draw the OFC / Other Cable & duct from its network point to the building and upto the antennae on the rooftop, in such manner and through such means as may be required.

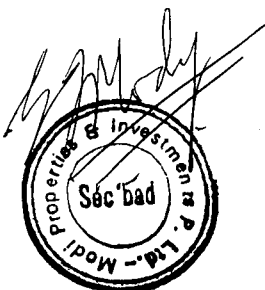


**For Reliance Infocomm Limited**

*P. Laxman Rao*

**Authorised Signatory**

- i) The Lessor hereby permits the Lessee to carry out, at the costs and expenses of the Lessee, such modifications or alterations on the rooftop as may be necessary, including exposing existing columns / beams for making tower / equipment foundations. The Lessee shall carry out the requisite finishing work.
- 2) The Lessor hereby agrees:
- a) To offer full co-operation to the Lessee to process through an application made by the Lessee to Kapra Municipality and other concerned authorities for obtaining necessary permission/sanction which are required by the Lessee to carry out their telecommunication project.
- b) To extend all co-operation and facilities to the Lessee in their task of obtaining various clearances/permissions as may be required for their telecommunication project.
- c) Not to cause any damage to the equipment/facilities/electrical connections of the lessee and will ensure that the equipment & antennae and other properties of the Lessee in terrace/roof area are protected in as much as that there shall not be any trespassers into the Lessee's allotted lease area.
- d) That the lessee shall be entitled to peaceably and quietly hold and enjoy the said premises during the period of the lease or any further renewal thereof without any eviction, disturbance or interruption by the Lessor or any person or persons claiming by from through under or in trust for the Lessors or otherwise howsoever.
- e) That the Lessee shall be permitted to install advertisement hoardings / Neon signboards etc in the demised premises.
- 3) The Lessee hereby agrees:
- a) To pay to the Lessor and/or its authorised representative as directed by the Lessor from time to time the monthly compensation of Rs.8000/- (Rupees Eight Thousand only) on or before the 10<sup>th</sup> of the following month which is inclusive of present and future municipal rates and taxes, building maintenance and all types of taxes, levies, outgoings payable to any statutory or Govt. bodies etc. However taxes pertaining to the erection of tower shall be borne by Lessee only.
- b) To pay, 6 month's lease rentals, i.e. Rs. 48,000/- (Rupees Forty Eight Thousand only) as interest free refundable deposit, which shall be recovered in the last 6 equal monthly installments. The Lessor acknowledged receipt of the deposit, which has been already paid by the Lessee.
- c) To pay all the bills for charges of the electricity consumed as per the bills issued by the APCPDCL as soon as the bills thereof are presented by them to the Lessee, according to the separate electric meters installed in the name of the Lessee, for the said space. The electric meters shall be installed by the Lessor.
- d) To use the said space only for the purpose of carrying on the business of the Lessee.
- e) Not to do or permit to be done upon the said space anything which may create or cause nuisance or annoyance or disturbance to other occupiers of the building occupying the other portion of the said building or other buildings.
- f) Not to damage the space in any manner (usual wear & tear excepted)
- g) To permit the Lessor & its representatives and authorised agents at any time to enter upon the said space to view and inspect the state & condition of the installations, without tampering with the said installations in any way,



For Reliance Infocomm Limited

Authorized Signatory

- h) Not to assign, sub/lease, under/lease give or grant, leave & license mortgage or assign or induct any third party in the space or any part thereof at any time without the prior written permission of the Lessor.
- i) Not to object to assignment by the Lessor of its right in the said space subject to terms & conditions of these space
- 4) The Lessees, their servants, agents, employees shall be entitled to use the said space together with the right to access thereto & or all passages, entrances, stairs, lobbies, lifts, porches landings, gates or to other pathways for and ingress thereto and ingress therefrom to the main road (which shall be held unless exclusively held/appurtenant, in common with other entitled to similar use and without causing any disturbance to others).
- 5) The Lessor shall maintain the said space in proper habitable conditions at their cost by carrying out all kinds of major structural repairs and maintenance in respect of the said space whenever necessary.
- 6) The Lessor shall provide space for parking of at least two four wheeler vehicles which are required to be parked at the time of installation and thereafter from time to time for the maintenance of the installation.
- 7) Lessor hereby declares and confirms that the Demised Premises is free from all encumbrances, court attachments and other charges of whatsoever nature and the Lessor has good and clear title to the said Demised Premises.
- 8)
- a) The Lessor undertakes and declares that they have good right and title and interest in the Demised Premises and has full power and absolute authority to give the Demised Premises on Lease to the Lessee. In case anybody else have any objection of whatsoever nature as regards the arrangements arrived at between the Lessor and the Lessee in respect of the Demised Premises, the Lessor shall indemnify and keep indemnified the Lessee against all costs, charges, expenses, compensation and damages, if any, at any time.
- b) The Lessor undertake and declare that he will ensure that this lease shall attorn to the Association of owners, if and when formed, and shall also transfer forthwith the refundable deposit, aforementioned at clause 3(b), to the Association.
- c) The Lessee shall vacate the said space & hand over the vacant & peaceful possession thereof to the Lessor without claiming any right, title or interest in the said space or any part thereof under this agreement, on expiration of the period of this agreement or its renewal thereof;
- d) If the monthly compensation payable by the Lessee remains in arrears for a period of three months, the Lessor shall give three months notice in writing calling the Lessees to pay the same and on failure of the Lessees to pay the same, the Lessors shall be entitled to terminate this agreement.
- e) If at any time during the term hereby granted, the said space shall be destroyed or damaged by earthquake, air raid, violence of any army or mob, riot or mob or civil commotion or any act of God or irresistible force, so as to become unfit for use for the purpose of the Lessees, it shall be lawful for the Lessees to avoid this Lease. If so elected to avoid the Lease, then the compensation hereby payable or a fair & just proportion thereof according to the nature & extent of the damage sustained shall be suspended & cease to be payable until the space shall have been again rendered fit for habitation & use for the purpose of the Lessees provided however that the Lessees shall not have any claim or compensation or otherwise against the Lessor for the termination of the Lease by reason of any of the aforesaid circumstances;

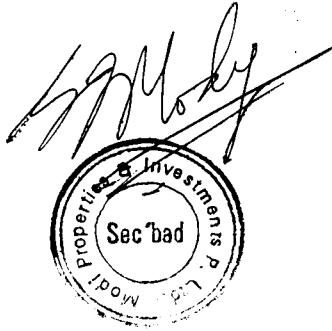


**For Reliance Infocomm Limited**

*P. Lakshman Prasad*

**Authorised Signatory**

- f) It is hereby agreed between the parties hereto that the Lessor shall not terminate the Lease during the term of the Lease or its renewal thereof if the Lessee complies with all the terms & conditions and obligations required to be performed by them under this Agreement but the Lessees have the option to terminate the lease at any time by giving three months notice to the Lessor.
- g) It is hereby agreed between the parties hereto that the term of the lease shall be 20 years with a 15% escalation in lease rental after every 3 years during the period of lease.
- h) It is hereby expressly agreed that if at any time there shall arise any dispute, doubt or difference or question with regard to interpretation of this agreement or in respect of the rights, duties & liabilities of the parties hereto arising out of these present, then every dispute, doubt difference or question shall be referred to arbitration as per the provisions of the Arbitration & Conciliation Act, 1996 and the rules framed thereunder. Two arbitrators are to be appointed by each of the parties and third to be appointed by the said two arbitrators. The decision of the Arbitrators shall be final & binding to the parties to this deed.
- 9) The Parties hereto unconditionally and irrevocably agree to submit to the exclusive jurisdiction of the competent courts in Hyderabad only with regard to any question or matter arising out of this agreement and any other documents that may be executed by the parties hereto or any of them in pursuance hereof or arising herefrom.



**For Reliance Infocomm Limited**  
*P. Kamesh Prasad*  
**Authorised Signatory**

**SCHEDULE OF THE LEASED PROPERTY**

A portion of the open space on the rooftop of the building admeasuring about 350 Sq.Ft and ground space admeasuring about 225 Sft, at the building lying and being at D.No 3-4-106, MAYFLOWER PARK at Mallapur, Near Nacharam, Ranga Reddy District

North : Remaining place of LESSOR  
East : Remaining place of LESSOR  
South : Remaining place of LESSOR  
West : Remaining place of LESSOR.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED BY THE WITHINNAMED LESSOR

M/s. Modi Properties & Investments Pvt Ltd. Represented by its Constituted attorney Sri.

~~the name of~~ Gaurang Moddy  
SIGNED AND DELIVERED BY THE WITHINNAMED LESSEE.

M/s Reliance Infocomm Ltd represented by its constituted attorney, Sri. P. LAXMANA PRASAD

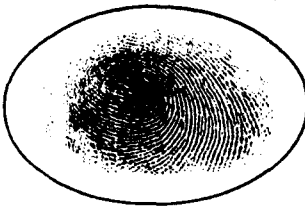

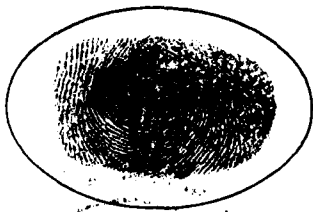


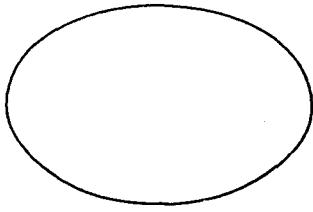


**For Reliance Infocomm Limited**  
P. Laxmana Prasad  
**Authorised Signatory**

In the presence of:

1. (witness)
2. (R. Prasad Reddy)

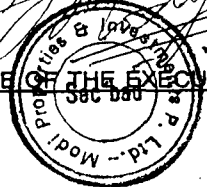
# PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32-A OF REGISTRATION ACT. 1908

| Sl. No | Finger Print<br>in Black Ink<br>(Left Thumb)  | Pass Port Size<br>Photograph<br>(Black & White)   | Name & Permanent<br>Postal Address of<br>Presentant / Seller / Buyer   |
|--------|---|---|--|
|        |    |    | <u>Mr. Gaurang mody</u><br><u>Dr. no. 5-4-187/3 p 4 111 floor</u><br><u>M.G. Road Secunderabad</u><br><u>500083</u>  |
|        |    |    | <u>M/s. Reliance Enticomm Ltd. rep by</u><br><u>P. LAKSHMI PRASAD No. Modhakarlu</u><br><u>101 Lakshmi Towers Sanjay Colony</u><br><u>Hyderabad - 500082</u> |
|        |  | <div style="border: 1px solid black; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;">PHOTO</div> | <del>_____</del>   |
|        |  | <div style="border: 1px solid black; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;">PHOTO</div> | <del>_____</del>   |

SIGNATURE OF WITNESSES:

1. [Signature]  
(K. Prabhakar Reddy)
2. A. Ravinder

[Signature]  
SIGNATURE OF THE EXECUTANT/S



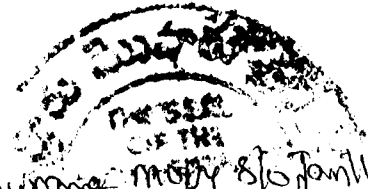


200 4 వ సం॥...నెల...వ తేది  
 192 5 వ.శ.శా...సం॥...నెల...వ తేది  
 పగలు...మరియు...గంటల మధ్య  
 ఉస్మాల్ సబ్-రిజిస్ట్రారు అఫీసులో

1 వ పుస్తకము...  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...  
 సంఖ్య...

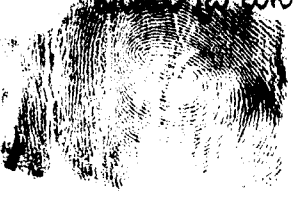
శ్రీ...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥...  
 Receipt No. ... Dt. ...  
 SBH, Habsiguda Branch, Sec'bad.

సబ్-రిజిస్ట్రారు



ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.

చిడమ బ్రౌటనవ్రేలు



చిడమ బ్రౌటనవ్రేలు



అనుమతించినది.

శ్రీ...  
 C CH-VISAYA SEKHAR

% CH-BALANARASIMHA RAO, P.O. No. 24-5/15, VISHNUPURI COLONY  
 MALKAJGIRI, HYDERABAD - 500 047.

A. Ravinder

శ్రీ A. K. S. ...  
 Nagar, R.R. Dist. 501 510.

200 4 వ సం॥...నెల...వ తేది  
 192 5 వ.శ.శా...సం॥...నెల...వ తేది  
 సబ్-రిజిస్ట్రారు



1వ పుస్తకము.....  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....7.....ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894

No. 2804 of 2004 Date 10/3/04

I hereby certify that the proper deficit  
stamp duty of Rs. 17150/- Rupees

Seventeen thousand  
one hundred and fifty only.

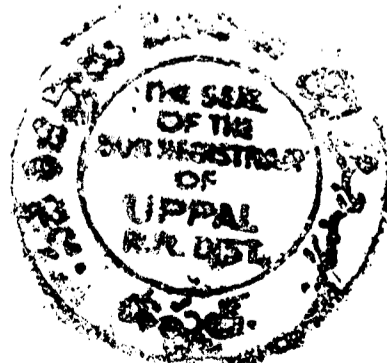
has been levied in respect of this instrument  
from Sri. Ganrajan Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 29000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal Sub Registrar  
Dated: 10/3/04 and Collector U/S. 41 & 42  
INDIAN STAMP ACT

### Registration Endorsement

An amount of Rs. 17150/- towards Stamp Duty  
Including Transfer duty and Rs. 745/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 911491  
Dated: 10/3/04 at S.B.H. Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda  
A/c No. 01000050786  
of S.R.O. Uppal.

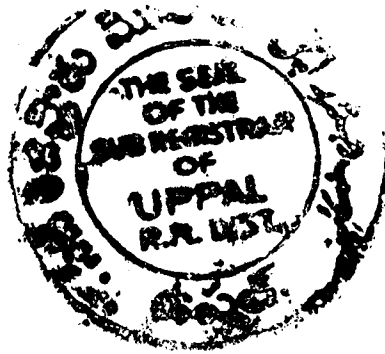


1వ పుస్తకము.....సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....7....ఈ కాగితపు వరుస  
సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.క) పు.....  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....1-2004 ఇవ్వడమైన  
200 ప్రం|| వి.నెంబరు.....1000

రిజిస్ట్రారు అధికారి



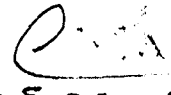


1 వ పుస్తకము?.....

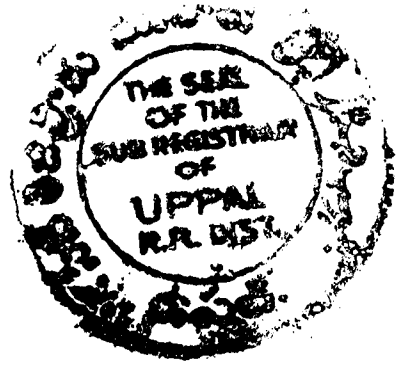
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....7.....ఈ కాగితపు వరుస


సంఖ్య.....



సబ్-రిజిస్ట్రారు

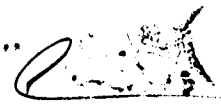


1 వ పుస్తకము 2904/24  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...7....ఈ కాగితపు పరుస  
సంఖ్య..౬.....

  
సబ్-రిజిస్ట్రారు



1 వ పుస్తకము.....  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....7.....ఈ కాగితపు వరుస  
సంఖ్య.....7.....

  
సబ్-రిజిస్ట్రారు

