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07AA 429210

S. No. 705  
Sold to... Pramod Modi  
S/o... M. C. Modi  
For Whom... Set

Set

LESSOR NO. 1 & 2  
STAMPED  
L. No: 13/2005  
6-4-76/A, Cellar, Andhraj  
SECUNDERABAD - 500 003

**LEASE AGREEMENT**

This Lease Agreement executed at Secunderabad on this the 16<sup>th</sup> day of August 2005 by and between:

- 1) **Mr. Pramod Modi**, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003,
- 2) **M/s. Regal Sports**, having its office at 127, M.G. Road, Secunderabad represented by its Partner Mr. Rajiv Dhupar, aged about 34 years, resident of 106, West Marredpally, Road No. 3, Secunderabad – 500 003,

Hereinafter severally referred to as **LESSOR NO. 1 & LESSOR NO. 2** respectively and jointly referred to as the **LESSORS** (which term shall mean and include whenever the context may so require their successor-in-interest).

**AND**

**M/s. Neoteric Infomatique Pvt. Ltd.**, having its registered office at 225, Chintamani Plaza, Off. Andheri Kurla Road, Andheri (E) Mumbai – 400 099, represented by its Chief Executive Officer, Mr. Paras Shah S/o. Mr. Harshad Shah, aged about 38 years, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For REGAL SPORTS CO.

Rajiv Dhupar  
Proprietor / Manager



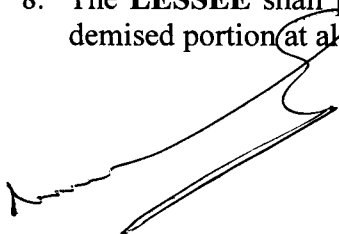
WHEREAS the **LESSORS** are the absolute owner of the office space situated on the ground floor, of the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2, situated at Sarojini Devi, Secunderabad – 500 003, having a built-up area of about 2,250 sft. The **LESSEE** has requested the **LESSORS** to grant on lease the office space and the **LESSORS** 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 **LESSORS** doth hereby grant and the **LESSEE** doth hereby taken on lease the office space situated on the ground floor, of the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2, situated at Sarojini Devi, Secunderabad – 500 003, having built-up area of about 2,250 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. 15,000/- (Rupees Fifteen Thousand Only)** per month as per the details given under, exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
  - a) Rent payable in favour of **LESSOR NO. 1** - Rs. 9,750/-
  - b) Rent payable in favour of **LESSOR NO. 2** - Rs. 5,250/-
2. The **LESSEE** shall pay an amount of **Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)** as security deposit as per the details given under, which shall be refunded by the **LESSORS** 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 **LESSORS**.
  - a) Security Deposit payable in favour of **LESSOR NO. 1** - Rs. 1,17,000/-
  - b) Security Deposit payable in favour of **LESSOR NO. 2** - Rs. 63,000/-
3. The lease shall be for a period of five years commencing from 1<sup>st</sup> September, 2005. This agreement of lease between the said **LESSORS** and the said **LESSEE** can be terminated by the **LESSEE** with an advance notice of one month.
4. The **LESSORS** 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 10<sup>th</sup> day of the succeeding month to the **LESSORS**.
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 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.
7. The **LESSEE** shall enhance the rent by 5% at the end of every year on the then existing rent.
8. The **LESSEE** shall permit the **LESSORS** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.



For REGAL SPORTS CO.

*Rajinder Singh*  
Officer / Manager



**THE LESSORS HEREBY COVENANTS AS UNDER:-**

1. The **LESSORS** shall pay the property taxes pertaining to the leased premises.
2. The **LESSORS** 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 **LESSORS** 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.

**DESCRIPTION OF THE DEMISED PORTION.**

All that portion consisting of the office space situated on the ground floor, of the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2, situated at Sarojini Devi, Secunderabad – 500 003, admeasuring about 2,250 sft., bounded by:

North By : Premises occupied by HDFC Bank & Common Lobby  
South By : Premises occupied by Linkwell Tele Systems  
East By : Private Passage  
West By : Private Passage

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

**WITNESSES:**

1. *Abhishek (D. Naik)*
2. *Ravi (P.S. NERU)*

*[Signature]*

**LESSOR NO. 1**

For REGAL SPORTS CO-  
*Rajeev Dugg*  
**LESSOR NO. 2/Manager,**

