



S. No. 312 Date 7/3/2000
 Sold to Pramod Chandramodi
 S/o. late Manilal Modi
 For Whom Self

02999
 AP-28-11

L. G. Chimalgi

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

LEASE AGREEMENT

LEASE DEED executed at Secunderabad, on this the 7th day of March, 2000 by and between:

M/s. VJIL Consulting Limited, formerly known as VJ INFOSYSTEMS LIMITED, represented by its Executive Director, Mr. Satyendra Manchala, aged 35 years, having its registered office at 1-1-156, Alexander Road, Secunderabad – 500 003, hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, S/o. late Sri. Manilal Modi, aged 59, resident of 1-8-165, Prenderghast Road, Secunderabad hereinafter referred to as the "LESSOR", which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:

The LESSOR is the owner of the building known as "Usha Kiran Complex" bearing Municipal No. 1-8-179/2, consisting of basement, ground, plus three floors, situated at S D Road, Secunderabad – 500 003. The Lessee had taken on lease, for a period of 5 years, a portion of the said building, admeasuring about 13,500 sft, consisting of the entire first floor, from the Lessor as per the terms and conditions mentioned in the lease deed dated 19th March 1994. The LESSEE has requested the LESSOR to renew the lease on the terms and conditions as specified hereunder:

For VJIL CONSULTING LIMITED,

Satyendra Manchala
 Executive Director.

[Signature]

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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 a portion of building consisting of the entire first floor of the building known as "USHA KIRAN COMPLEX" measuring 13,500 Sq. ft., more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a rent of Rs. 33,750/- (Rupees Thirty Three Thousand .Seven Hundred and Fifty Only) per month exclusive of water and electricity consumption charges and subject to the Clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE has paid a security deposit of Rs. 4,20,000/- to the lessor. The LESSEE shall pay an additional amount of Rs. 5,80,000/- as Security Deposit, within 7 days from the date of agreement. The security deposit 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 Lessors.
3. The lease shall be for a period of nine years, commencing from 1st April, 2000. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by any of the parties with an advance written notice of six months.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly, each month on or before the 5th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the Water and Electricity consumption charges apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE agrees to fix the electrical fittings, false ceilings, air conditioning and fire protection systems and any other system required by the LESSEE to the said floor at their own cost.
5. The LESSEE shall carry out all internal minor repairs and regular maintenance by way of colour wash etc., at its own cost.
6. The LESSEE shall utilize the demised portion for Software Development and Educational Services and for any other allied business, but shall not use the said portion for residence or any illegal activity.
7. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this lease in favour of anyone.
8. The LESSEE shall enhance the rent by 8% compounded at the end of every year.
9. The LESSEE shall permit the LESSOR or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER :

1. The LESSOR agrees 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 agrees to pay the property tax and other taxes pertaining to the leased floor.
3. The LESSOR agrees to permit the LESSEE to mortgage the tenancy rights to any recognized financial institutions provided the LESSEE takes prior permission of the

LESSORS in writing along with the details of arrangements made with the Financial Institution to enable the LESSOR to take precautions regarding payments of rents. Without written consent of the LESSORS, the LESSEE shall not be entitled to mortgage the leasehold right.

4. The LESSOR 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:

The entire first floor admeasuring 13,500 sq. ft., bearing Municipal No. 1-8-179/2/A, forming a part of the building known as "USHA KIRAN COMPLEX", situated at Sarojini Devi Road, Secunderabad - 500 003, bounded on the :

NORTH BY : 40 ft. Private Road
SOUTH BY : BITECH
EAST BY : Sarojini Devi Road
WEST BY : LIC Building and Lions Bhavan


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

For VJIL CONSULTING LIMITED.

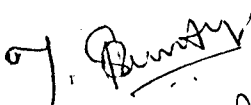

(1) LESSEE
Executive Director.

Rep. by its Executive Director, Satyendra Manchala

WITNESSES:


(2) LESSOR
Pramodchandra Modi

1. P. RAN REDDY S/O P. NARASIMHA REDDY
ACC: SERVICE
R/o 12-10-664/E, Indira Nagar Road No. 1,
Warangal, Secunderabad - 61


[Y.S.R. Murthy]



S. No. 313 737000 50.00,
 Sold to Pramod Chandra Modi,
 Sp. Leela G. Manilal Modi
 For Whom S. S. Sec'bad.

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.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 7th day of March, 2000 by and betwee:-

M/s. VJIL Consulting Limited, formerly known as VJ INFOSYSTEMS LIMITED, represented by its Executive Director, Mr. Satyendra Manchala, aged 35 years, having its registered office at 1-1-156, Alexander Road, Secunderabad – 500 003, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, son of late Sri. Manilal Modi, aged 59, resident of 1-8-165, Prederghast Road, Secunderabad herein after referred to as the "OWNER", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows :-

For VJIL CONSULTING LIMITED,

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Satyendra Manchala
 Executive Director.

Pramodchandra Modi

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The HIREE has taken on lease about 13,500 sft on the first floor, bearing Municipal No. 1-8-179/2/A, of the building known as "Usha Kiran Complex" situated at S D Road, Secunderabad - 500 003 from the owner, vide lease agreement dated 7th April, 2000. At the request of the HIREE, the OWNER has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNERS.

NOW THIS DEED WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges of Rs. 76,250/- (Rupees Seventy Six Thousand two Hundred and fifty only) per month apart from and along with the rent payable.
2. The HIREE shall enhance the amenities charges by 8% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the OWNER.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE give vacant possession of the tenancy.

PARTICULARS OF AMENITIES:

1. Maintenance of common area.
2. Provision of lift.
3. Provision of security.
4. Provision of exclusive parking of about 1,000 sq. ft.
5. Provision of generator and electrical room of about 1,000 sq. ft. covered area in the basement.
6. Provision of windows and doors.
7. Provision of sanitary fittings.
8. Plumbing
9. Provision of common parking area.

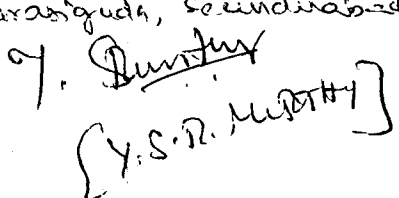
IN WITNESS WHEREOF, the HIREE and the OWNER have signed presents on the date and at the place mentioned above.


For VJIL CONSTRUCTION LIMITED,


(1) HIREE Director.

Rep. by its Executive Director, Satyendra Manchala

WITNESSES:

1. (NAME)
P. RAM REDDY S/O P. NARAYANA REDDY
ACC. SERVICE,
P/O 12-10-6646, Inchara Nagar Road No. 1,
Warangal, Secunderabad - 50
2. 
[Y.S.R. Murthy]


(2) OWNER
Pramodchandra Modi