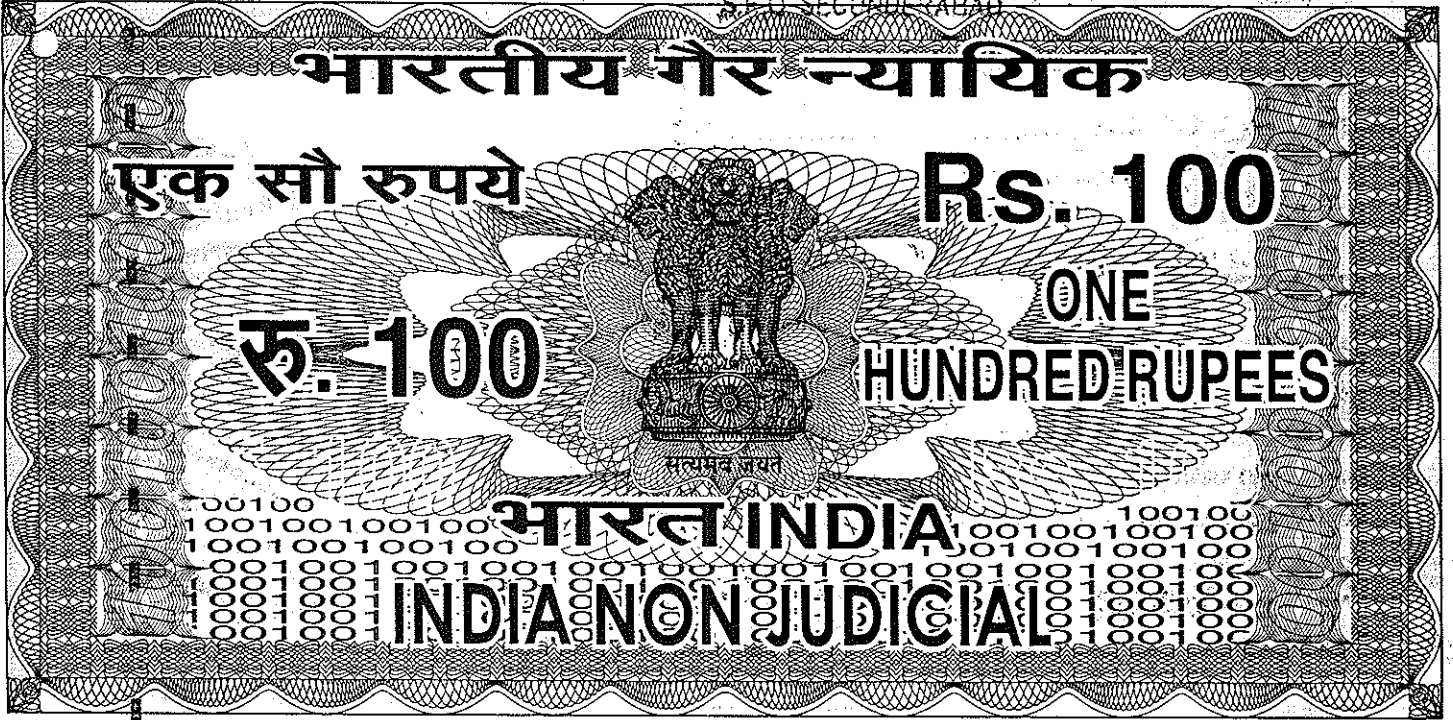


331/2011

DOCUMENT NO. 84,812011 OF BOOK-I Duplicate

S.F.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 004024

S.No. 25649 Date 2/6/2011 201 100
Purchaser: Raj Gopal
S/W/D/o: Venkateshwarra Rao
For Whom: EEPDC INDIA PH: 914027536704

K. NAGARAJAMANI
Licenced Stamp Vendor
LIC : 16-11-46/99-Ren. No. 16-11-03/2011
#59/A, Kushai Towers, Khairatabad,
Hyderabad (South) District.
Ph. No. : 9849838066

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed on this the 8th day of June 2011 at Secunderabad by and between;

Nirmalaben Kantilal Desai Charitable Trust, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad – 500 003, represented by their General Power of Attorney Holder M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Mr. Soham Modi hereinafter referred to as the “LESSOR” (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

EEPC INDIA (formerly Engineering Export Promotion Council), having its registered office Vanijya Bhavan (1st Floor), International Trade Facilitation Centre, 1/1 Wood Street, Kolkata – 700 016 and one of its regional office at Greams Dugar (3rd floor), 149 Greams Road, Chennai – 600 006, represented by its authorized signatory Mr. M. Ganesan, S/o. C. Manickam, aged about 60 years, hereinafter called the “LESSEE” (which expression shall mean and include whenever the context may so require his successor-in-interest).

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

EEPCINDIA
[Signature]
Regional Director

I hereby certify that on the production of the original instrument, I have satisfied section 16 myself that the stamp duty of Rs. 100/- has been paid therefor.

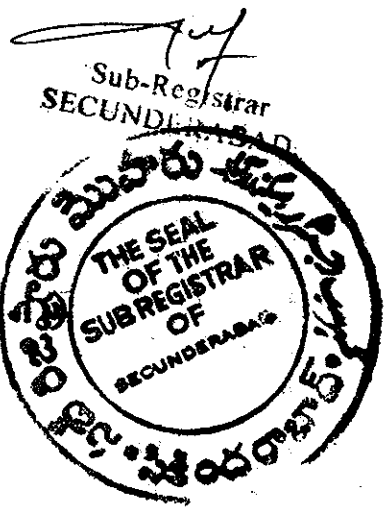
84812011

దస్తావేజుల మొత్తం కే.గి.న.ముల సంఖ్య

ఈ కే.గి.న.ముల వరుస సంఖ్య

S.R. NAGAR, HYD.

సబ్-రిజిస్ట్రారు



2011 సంవత్సరము జనవరి నెల 08 తేదీ 1933 ఛా.స.

సంఖ్య. మాసం. 18 తేదీ పగలు. 2 మరియు 3

శ్రీ. సోల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Soham Modi రిజిస్ట్రేషన్ చట్టము. 1908 లోని

సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు

వేతముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 1500/-

అనుబంధంగా తెల్పించినారు.

త్రాసయిచ్చినట్లు ఒప్పుకోన్నట్టి

ఎడమ బొటన వ్రేలు

Soham Modi

Name..... Soham Kumar Modi

S/o. W/o. D/o..... Satish Modi

OCC..... Business

R/o..... S-4-187/3 & 4

Mr. G. Road, Secbad,

Address proof of the party verified

With..... Driving Licence bearing

No. DLFAP 009261 35200 issued By

RTA Hnd. Ct (authority).



ఎడమ బొటన వ్రేలు

M. Ganesh

Name..... M. Ganesh

S/o. W/o. D/o..... C. Menickam

OCC..... Service

R/o..... Greens Dlgar (3rd Floor)

19 Greens Road,

Chennai - 600 006.

Address proof of the party verified

With..... Pan card bearing

No. ADW P40047L issued By

Income Tax (authority).



[Signature]

RECORDED

INDEXED

WITNESSETH:

WHEREAS the LESSOR is the absolute owner of the office Premises admeasuring 1500 sft of super built up area bearing No.5-4-187/3 & 4/4, on the first floor of the building known as Soham Mansion situated at M. G. Road, Secunderabad – 500 003.

AND WHEREAS the Lessee is already in possession of the aforementioned office premises as a Tenant and as per the earlier Lease agreement dated 1st day of September 2004 the said lease period had expired on 31st August 2010, and thereafter it is amicably settled between the parties to enter into a Lease Agreement for a period of 6 (six years), effective from 1st day of September 2010. Accordingly both the parties felt to reduce the terms of agreement into writing.

AND WHEREAS the LESSOR have entered into a property management agreement dated 1st August 2003 with M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi for the management of the said building, to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building, etc. The LESSOR have also given a General Power of Attorney to M/s. Modi Properties & Investments (P) Limited represented by its Managing Director Mr. Soham Modi vide document No. 45/IV/2011 dated 02.06.2011 registered at Sub-registrar Office, Secunderabad to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

KNOW ALL MEN BY THESE PRESENTS THAT IN PURSUANCE of the foregoing and in consideration of the rents hereinafter reserved and the terms and conditions set forth in this Agreement, the Lessor is entitled to lease hereby demise UNTO and to the Lessee all that piece and parcel of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/4 on the first floor of the building known as Soham Mansion, M G Road, Secunderabad - 500 003 having a super built area of about, 1500 sft. which is more fully described in the schedule written hereunder and hereinafter referred to as the schedule premises, here TO HAVE and TO HOLD, possess and enjoy the same during the subsistence of these presents without any let or hindrance either from the Lessor or any person claiming under or through them subject to the following terms and conditions.

1. This Lease is effective from 1st day of September 2010 and confirms that the LESSEE is in occupation and enjoyment of the schedule premises.
2. The LESSEE shall pay a rent of Rs. 15,000/- (Rupees Fifteen Thousand Only) per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
3. The Interest free refundable deposit to be increased from Rs. 1,08,000/- (Rupees One Lakh Eight Thousand Only) to Rs. 1,80,000/- (Rupees One Lakh Eighty thousand only) which is equivalent to six months rent plus amenities charges. The Balance amount of Rs. 72,000/- (Rupees Seventy Two Thousand only) to be paid upon signing of this lease agreement. The Deposit amount 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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

EPCINDIA

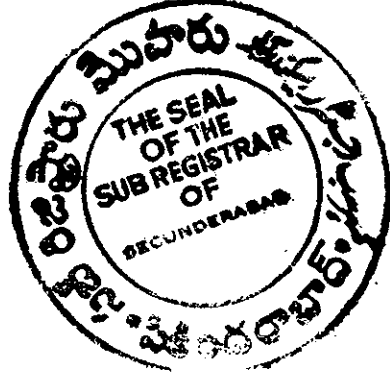

Regional Director

వ పుస్తకము: 84812011

దస్తావేజాల మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు



[Handwritten signature]

విరూపిణి

Name..... S. V. N. Prasanna
 S/o. W/o. D/o..... L. Valudera Murthy
 OCC..... Service
 R/o..... C. 209, Anuradha Colony
 Address proof of the party verified With..... Voter ID bearing No. RYA 04 60 964 issued By
 Mallaiah, Andhra Pradesh Election Commission (authority).

3 Anandapur

Name..... K. Prabhakar Reddy
 S/o. W/o. D/o..... K. Padma Reddy
 OCC..... Service
 R/o..... 2-3-64/24
 Amberpet, Hnd.
 Address proof of the party verified With..... Driving Licence bearing No. DLEAP 011974 82009 issued By
 RTA Hnd E-2 (authority).

[Handwritten signature]

M.S. CHARAN

2011 వ సం॥ 2011 నెల 08 వ తేది సబ్-రిజిస్ట్రారు
 1032220.వ. సం॥ 2011 మార్చి మాసము 18 వ తేది

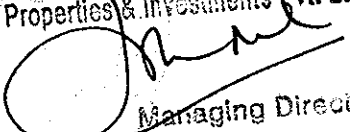
4. The lease shall be for a period of six years effective from 1st September 2010. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated by the **LESSEE OR LESSOR** with an advance notice of six months. Renewal of this lease agreement for further period is possible on mutually agreed terms and conditions. *Through a fresh deed*
5. 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.
6. 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 color wash etc, at its own cost.
5. The **LESSEE** shall utilize the demised portion for its office 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 20% at the end of every 3 year on the then existing rent.
8. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The **LESSOR** shall pay the property taxes pertaining to the leased premises.
2. 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.
3. 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 created herein or on termination of the lease and through a fresh Lease deed.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

EEPCINDIA

Regional Director

ప పుస్తకము నంబరు 84812011

దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు

Sl. No	Description of Fee / Duty	IN THE FORM OF					Total
		Stamp papers	Challan u/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. ACT	D.D /B.C/PAY ORDER	
1	STAMP DUTY	100	4800				4900
2	TRANSFER DUTY	—					
3	REGISTRATION FEE	—	1500				1500
4	USER CHARGES	—	200				200
Total		100	6500				6600

[Signature]
Sub-Registrar
Secunderabad

Rs. 4800 towards stamp duty including T.D. under section 41 of I.S. Act 1899 and
Rs. 1500 Towards Registration fees on the chargeable value of Rs. APR-198000
were paid by the party through Bank S.B.H.KAVADIGUDA, SECUNDERABAD Vide challan/DD/BC/Pay Order
No 320357 date 8-6-2011

[Signature]
Sub-Registrar
Collector U/s 41 of I.S Act
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Document No. 848 of 2011
(1933.SC) of Book- I and assigned
The identification Number 1606 -I-858 2011
For Scanning.
Date: 9-6-2011

[Signature]
Registering Officer
Secunderabad (M.S.CHARAN)



Difference between the original and
duplicate Superimpositions erasures
Alterations. Blanks in this

COMPAIRED BY { (READER) *[Signature]*
(EXAMNER) *[Signature]*

DATE 9-6-11

[Signature]
SUB-REGISTRAR

SCHEDULE OF THE LEASED PREMISES

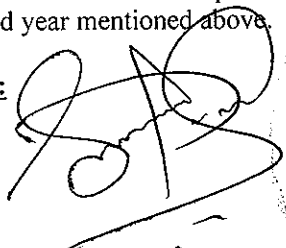
All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/4, situated at M. G. Road, Secunderabad - 500 003, admeasuring about 1500 sft bounded by

North by	: 20 ft. common passage
South by	: Lobby & Staircase.
East by	: Open to Sky & M. G. Road
West by	: Premises Occupied by M/s. Man Con India Services Pvt. Ltd..

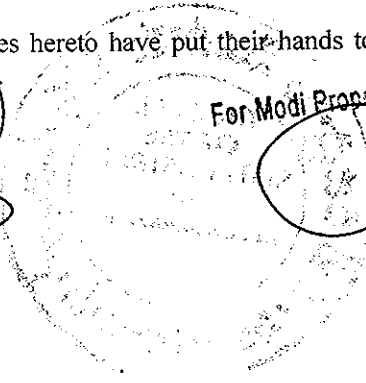
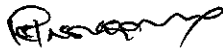
IN WITNESS WHEREOF the parties hereto have put their hands to this Lease Deed on the date, month and year mentioned above.

WITNESSES:

1.



2.



For Modi Properties & Investments Pvt. Ltd.



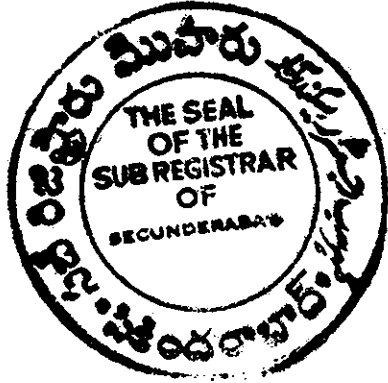
MESSOR

EEPCINDIA



Regional Director
LESSEE.

వ ఫుస్టకము...¹¹⁹ 8.4.8.1.2.0 1.1.....
దస్తావేజాల మొత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....
సబ్-రిజిస్ట్రారు



10/11/77

10/11/77

సబ్ రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు

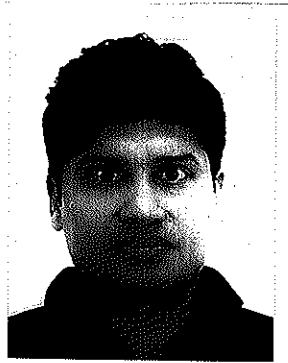
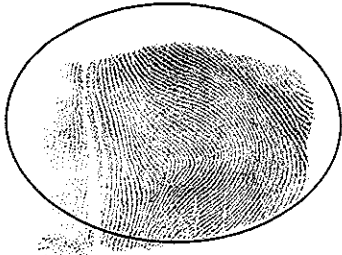
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

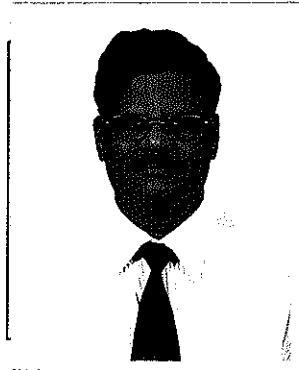
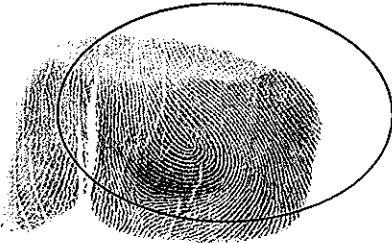
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



LESSOR:

NIRMALABEN KANTILAL DESAI CHARITABLE TRUST HAVING ITS OFFICE 4-3-16, HILL STREET RANIGUNJ, SECUNDERABAD REPRESENTED BY ITS GENERAL POWER OF ATTORNEY HOLDER M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS OFFICE 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD – 500 003 REPRESENTED BY ITS MANAGING DIRECTOR MR. SOHAM MODI
S/O. MR. SATISH MODI



LESSEE:

M/s. EEPC INDIA (FORMERLY ENGINEERING EXPORT PROMOTION COUNCIL) HAVING ITS OFFICE AT VANIJA BHAVAN (1ST FLOOR) INTERNATIONAL TRADE FACILITATION CENTRE 1/1 WOOD STREET, KOLKATA – 700 016 AND ITS REGIONAL OFFICE AT GREAMS DUGAR (3RD FLOOR), 149 GREAMS ROAD, CHENNAI – 006 REPRESENTED BY ITS AUTHORISED SIGNATORY MR. M. GANESAN
S/O. MR. C. MANICKAM

NOTE:- THE IMAGES WERE NOT CAPTURED
DUE TO SYSTEMS CAMERA PROBLEM

SIGNATURE OF WITNESSES:

- 1.
- 2.

[Handwritten signatures of witnesses]

For Modi Properties & Investments Pvt. Ltd.

[Handwritten signature of Managing Director]

Managing Director

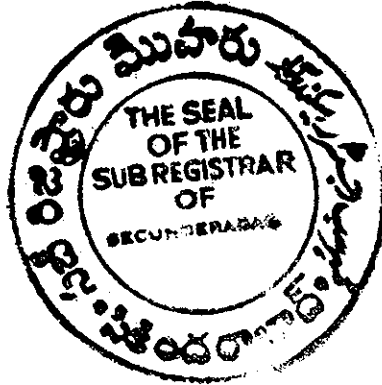
SIGNATURE OF THE LESSOR

EEPCINDIA

SIGNATURE OF THE LESSEES

[Handwritten signature of lessee]

వ పుస్తకము 84812011, 1
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
ఈ కాగితము వరుస సంఖ్య
సబ్-రిజిస్ట్రారు



P332/2011

DOCUMENT NO. 84912011 OF BOOK 4 dupli

S.R.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 004025

25650 26/2011
 S.No.....Date.....201.....100
 Purchaser.....Raj Gopal
 S/W/D/o.....Venkateshwar Rao
 For Whom.....EEPC INDIA. PH-914027536704

K. NAGARAJAMANI
 Licenced Stamp Vendor
 LIC : 16-11-46/99-Ren. No. 16-11-03/2011
 #59/A, Kushal Towers, Khairatabad,
 Hyderabad (South) District.
 Ph. No. : 9849838068

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT made and executed at Secunderabad on this the 8th day of June 2011 by and between: -

Nirmalaben Kantilal Desai Charitable Trust, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad – 500 003, represented by their General Power of Attorney Holder M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Mr. Soham Modi hereinafter referred to as the "OWNER" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

EEPC INDIA (formerly Engineering Export Promotion Council), having its registered office at Vanijya Bhavan (1st Floor), International Trade Facilitation Centre, 1/1 Wood Street, Kolkata – 700 016 and one of its regional office at Greams Dugar (3rd floor), 149 Greams Road, Chennai – 600 006, represented by its authorized signatory Mr. M. Ganesan, S/o. C. Manickam, aged about 60 years, hereinafter referred to as the "HIREE" (which expression shall mean and include whenever the context may so require his successor-in-interest).

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

EEPCINDIA

[Signature]
Regional Director

వ పుస్తకము = 84912011

OFFICIO STAMP

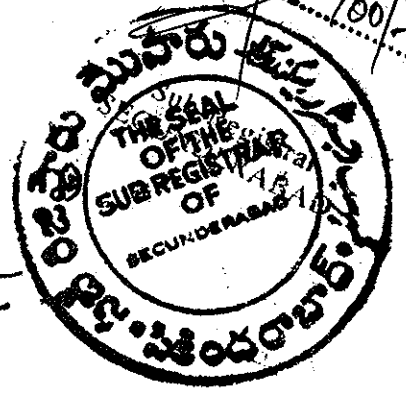
దస్తవేజుల ముత్తం కాగితముల సంఖ్య

కాగితము వరుస సంఖ్య

S.R.O. MAR 2011

సబ్-రిజిస్ట్రారు

I hereby certify that on the production of the original instrument, I have satisfied section 16 myself that the stamp duty of Rs. 100/- has been paid therefor.



2011 సంవత్సరము మార్చి 15 నాల్గవ తేదీ 1933 అ.శ.
 డి.ఎం.నె.మా.నం. 18 తేదీ పగలు 2 మరియు 3

100ల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ Soham Sunu Modi రిజిస్ట్రేషన్ చట్టము, 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 ఫోటోముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 2100/-

అనుమతించినారు
 సోహయ్ సున్నుడి
 ఎడమ బొటన ముద్ర

[Signature]

Name..... Soham Sunu Modi
 S/o. W/o. D/o. Sohan Modi
 OCC..... Business
 R/o. S-6-15/34
 Mr. G. Road, Secid

Address proof of the party verified
 With..... Driving License bearing
 No. DLFAPO0976 (35200) issued By
 T.A. Hnd. G2 (authority)



ఎడమ బొటన ముద్ర



[Signature]

Name..... M. Ganeshan
 S/o. W/o. D/o. M. Monickam
 OCC..... Business
 R/o. Greens Dlgar (3rd floor)
 149, Greens Road
 Chennai - 600006

Address proof of the party verified
 With..... PAN Card bearing
 No. ADW P 400WL issued By
 Income Tax (authority)

[Signature]

ఆధికారి:

సబ్-రిజిస్ట్రారు

WITNESSETH

WHEREAS the **HIREE** has obtained on lease vide Lease Agreement dated 1st September 2004, the office Premises admeasuring 1500 sft of super built up area bearing No.5-4-187/3 & 4/4, on the first floor of the building known as Soham Mansion situated at M. G. Road, Secunderabad – 500 003, from the **OWNER**. At the request of the **HIREE**, the **OWNER** had agreed to provide amenities to the **HIREE**, more fully described in the schedule.

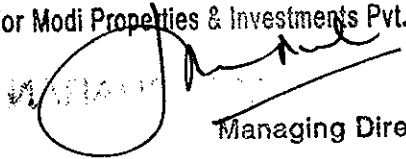
AND WHEREAS the **OWNER** and the **HIREE** have now entered into a Lease Agreement for a period of 6 (six years), effective from 1st day of September 2010 and at the request of the **HIREE**, the **OWNER** has agreed to provide amenities to the **HIREE** during the continuance of the tenancy, more fully described in the schedule and the **HIREE** has agreed to pay amenities charges for the said amenities apart from the rent payable to the **OWNER**.

WHEREAS the **OWNER** have entered into a property management agreement dated 1st August 2003 with M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi for the management of the said building, to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building, etc. The **OWNER** have also given a General Power of Attorney to M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi vide document No. 45/IV/2011 dated 2nd June 2011 registered at Sub-registrar Office, Secunderabad to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

NOW THIS DEED WITNESSETH AS UNDER:

1. This Deed is effective from 1st day of September 2010 and confirms that the **HIREE** is enjoying amenities as given the schedule hereunder, from 1st day of September 2010.
2. The **HIREE** shall pay amenities charges of **Rs. 15,000/-** (Rupees Fifteen Thousand Only) per month apart from and along with the rent payable.
3. The **HIREE** shall enhance the amenities charges by 20% at the end of every 3 years on the then existing amenity charges
4. The **HIREE** shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the **OWNER**.
5. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
6. 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** shall give vacant possession of the tenancy.
7. The **HIREE** shall pay building maintenance charges amounting to **Rs. 1,500/-** (Rupees One Thousand and Five Hundred Only) per month to the **OWNER**, or to any other party that the owner may direct, towards the maintenance of common areas, security, water charges, etc. subject to increase from time to time.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

EPCINDIA

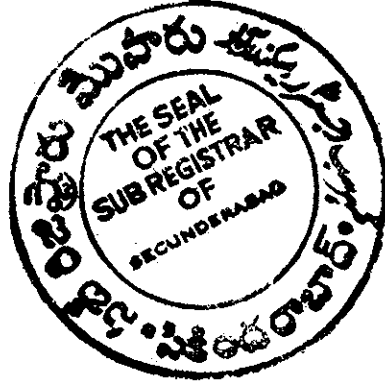

Regional Director

వ పుస్తకము నంబరు 84912011

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

ఈ కాగితము వరుస సంఖ్య

సబ్-రిజిస్ట్రారు



[Handwritten signature]

నిరూపించినది

Name S.V.N. Prasanna Address proof of the party verified
 S/o. W/o. D/o. L. Venkatesa Murthy With Voter ID bearing
 OCC. Servant No. RYA 046096y issued By
 R/o. 1-3-64, Annadla Reddi Nallakurti, Hyderabad Election Commission (authority).

[Handwritten signature]

Name K. Prabhakar Reddy Address proof of the party verified
 S/o. W/o. D/o. K. Padma Reddy With Driving License bearing
 OCC. Servant No. DLEA P 01197 481009 issued By
 R/o. 2-3-64/10/14 RTA, Hmd. E 2 (authority).
 Amberpet, Hmd.

[Handwritten signature]

2011 వ సం॥ జూన్ నెల 08 వ తేది సబ్-రిజిస్ట్రారు
 1033 అ.శ. సం॥ ప్రామాణిక మాసము 18 వ తేది

M.S. CHARAN

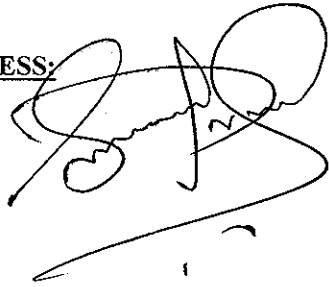
PARTICULARS OF AMENITIES:

- 1) Maintenance of common areas.
- 2) Provision of common area lighting.
- 3) Provision of security for building.
- 4) Provision of windows and doors.
- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

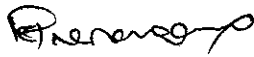
IN WITNESS WHEREOF the **HIREE** and the **OWNER** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.



2.



For Modi Properties & Investments Pvt. Ltd.


OWNERing Director

EEPCINDIA


Regional Director
HIREE

వ పుస్తకము: 84912011

దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు

Sl. No	Description of Fee / Duty	IN THE FORM OF					Total
		Stamp papers	Challan u/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. ACT	D.D /B.C/PAY ORDER	
1	STAMP DUTY	100	5200				5300
2	TRANSFER DUTY	—	—				—
3	REGISTRATION FEE	—	2100				2100
4	USER CHARGES	—	200				200
Total		100	7500				7600

[Signature]
Sub-Registrar
Secunderabad

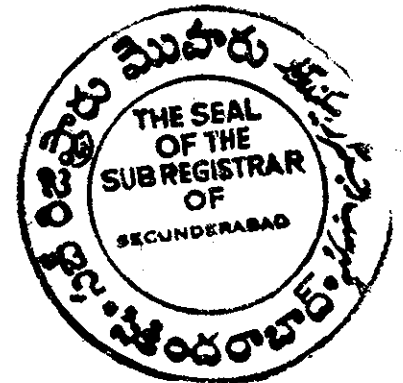
Rs. 5200 towards stamp duty including T.D. under section 41 of I.S. Act 1899 and
Rs. 2100 Towards Registration fees on the chargeable value of Rs. AA 198000
were paid by the party through Bank S.B.H.KAVADIGUDA, SECUNDERABAD Vide challan/DD/BC/Pay Order
No 320356 date 8-6-2011

[Signature]
Sub-Registrar
Collector U/s 41 of I.S Act
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Document No. 849 of 2011
(1933.SC) of Book-2 and assigned
The identification Number 1606 SI-855-2011
For Scanning.
Date: 9-6-2011

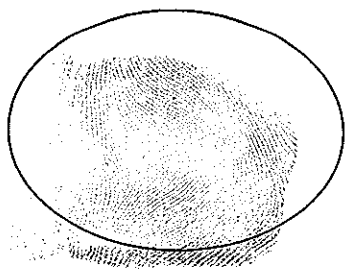
[Signature]
Registering Officer
Secunderabad (M.S.CHARAN)



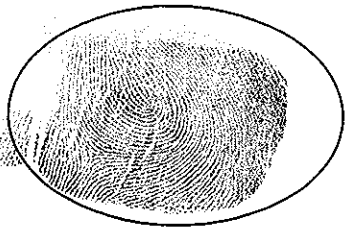
Difference between the original and *duplicate* Interlineations, erasures alterations. Blanks in this
COMPAIRED BY { (READER).....
{ (EXAMINER).....
DATE 9-6-2011
[Signature]
SUB-REGISTRAR

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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LESSOR:
NIRMALABEN KANTILAL DESAI CHARITABLE TRUST HAVING ITS OFFICE 4-3-16, HILL STREET RANIGUNJ, SECUNDERABAD REPRESENTED BY ITS GENERAL POWER OF ATTORNEY HOLDER M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS OFFICE 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD – 500 003 REPRESENTED BY ITS MANAGING DIRECTOR MR. SOHAM MODI S/O. MR. SATISH MODI



LESSEE:
M/s. EEPC INDIA (FORMERLY ENGINEERING EXPORT PROMOTION COUNCIL) HAVING ITS OFFICE AT VANIJA BHAVAN (1ST FLOOR) INTERNATIONAL TRADE FACILITATION CENTRE 1/1 WOOD STREET, KOLKATA – 700 016 AND ITS REGIONAL OFFICE AT GREAMS DUGAR (3RD FLOOR), 149 GREAMS ROAD, CHENNAI – 006 REPRESENTED BY ITS AUTHORISED SIGNATORY MR. M. GANESAN S/O. MR. C. MANICKAM

SIGNATURE OF WITNESSES:

1.

2.

NOTE:- THE IMAGES WERE NOT CAPTURED DUE TO SYSTEMS CAMERA PROBLEM For Modi Properties & Investments Pvt. Ltd.

Managing Director

SIGNATURE OF THE LESSOR
EEPCINDIA

Regional Director
 SIGNATURE OF THE LESSEES

84912011
ప పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వారు సంఖ్య.....
సబ్-రిజిస్ట్రారు

