

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 980084

Date : 12-03-2008 Serial No : 3,570

Denomination : 50

Purchased By :

K.P. REDDY
S/O K. PAIDIA REDDY
HYD


Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. VALLABHAGAR

For whom :

M/S. MODI PROPERTIES & INVESTMENTS PVT
LTD SEC BAD

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 1st day of April, 2008 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

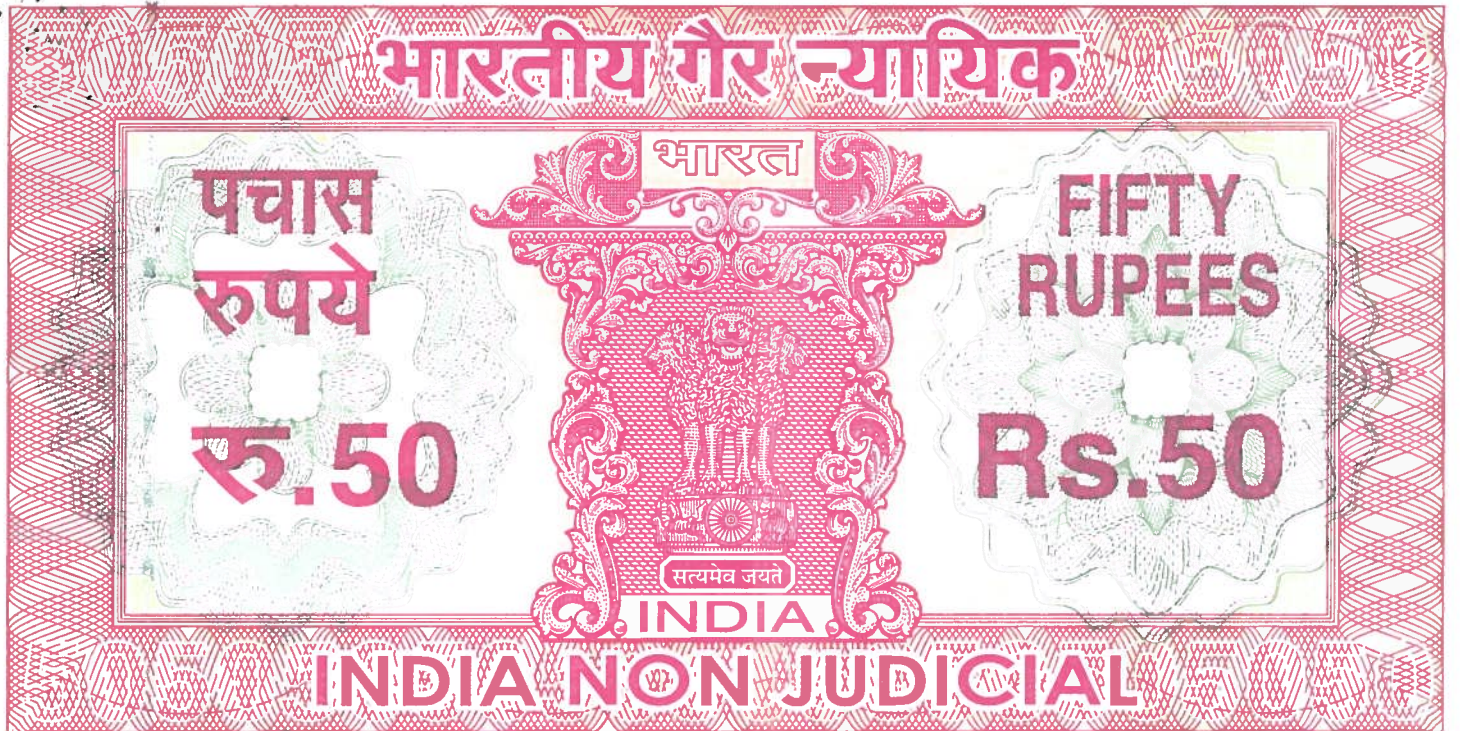
M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Shri Soham Modi, S/o. Shri Satish Modi, aged 36 years, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

For Modi Properties & Investments Pvt. Ltd.


Managing Director

For M. C. Modi Educational Trust


Trustee



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 980085

Date : 12-03-2008 Serial No : 3,571

Denomination : 50

Purchased By :

K.P. REDDY
S/O K. PADMA REDDY
HYD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. VALLABHAGAR

For whom :

M/S. MODI PROPERTIES & INVESTMENTS PVT
LTD SEC BAD

WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M.G. Road, Secunderabad, having a super-built area of about 3,000 sft. The LESSEE has requested the LESSOR to grant on lease the office space 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 LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 3,000 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. 13,483/- (Rupees Thirteen Thousand Four Hundred and Eighty Three 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. 1,44,000/- (Rupees One Lakh Forty four 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.

For Modi Properties & Investments P. Ltd

Managing Director

For M. C. Modi Educational Trust

T-980085

3. The lease shall be for a period of three years commencing from 1st April 2008. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
4. The LESSOR 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:-

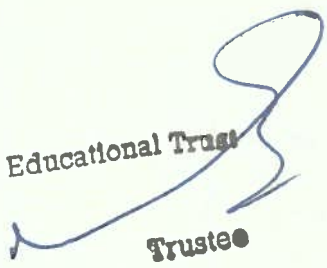
1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The 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 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 6% at the end of every year on the then existing rent. However, the first such increase shall fall due on 01.07.08.
8. The LESSEE shall permit the LESSOR or anyone authorised 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 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 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For M. C. Modi Educational Trust

Trustee

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 3,000 sft. bounded by:

North By : Staircase & Lobby
South By : Premises belonging to Lessor
East By : M. G. Road
West By : Open to sky

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

For M. C. Modi Properties & Investments Pvt. Ltd


Managing Director
LESSEE

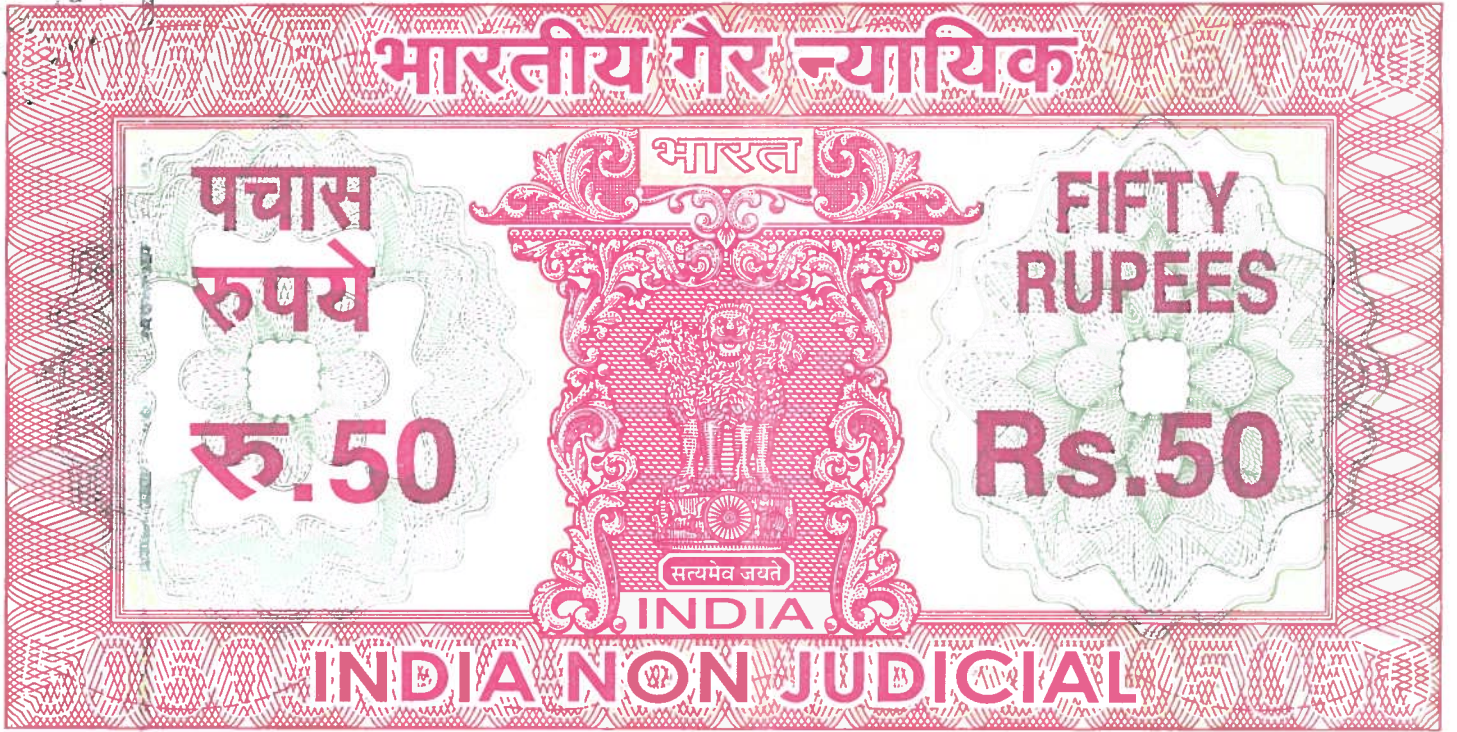
WITNESSES:

1.

2.

For M. C. Modi Educational Trust
LESSOR

Trustees



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 980083

Date : 12-03-2008 Serial No : 3,569

Denomination : 50

Purchased By :

K.P. REDDY
S/O K. PADMA REDDY
HYD

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. VALLABHAGAR

For Whom :

M/S. MODI PROPERTIES & INVESTMENTS PVT
LTD SEC BAD

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 1st day of April, 2008 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the **OWNER** (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

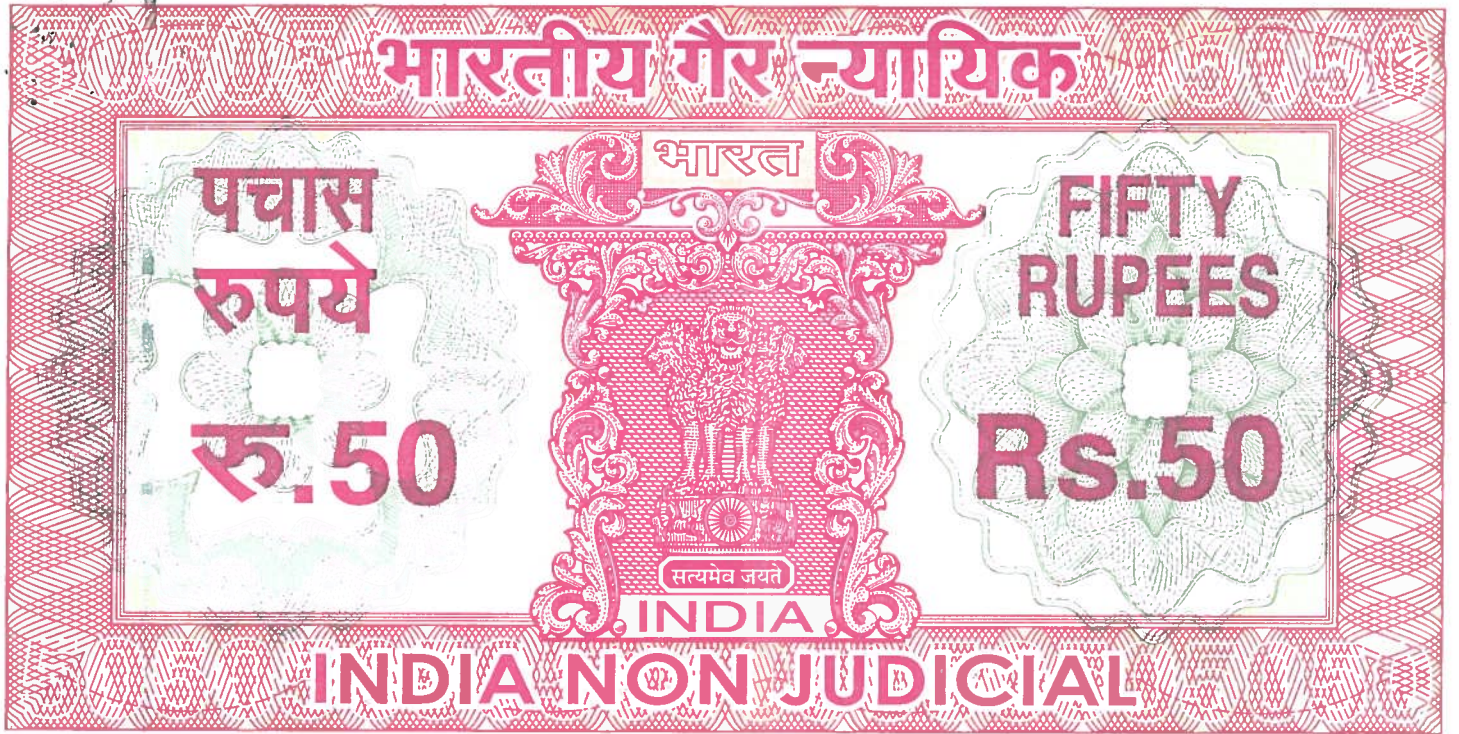
M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Shri Soham Modi, S/o. Shri Satish Mody aged 36 years, herein after referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For M. C. Modi Educational Trust

Trustee



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 980082

Date : 12-03-2008 Serial No : 3,568

Denomination : 50

Purchased By :

K.P. REDDY
S/O K. PADMA REDDY
HYD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. VALLABHAGAR

For Whom :

M/S. MODI PROPERTIES & INVESTMENTS PVT
LTD SEC BAD

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 1st April, 2008 the office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3 & 4/7, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 3,000 sft. from the OWNER. 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 OWNER.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 13,483/- (**Rupees Thirteen Thousand Four Hundred and Eighty Three Only**) per month apart from and along with the rent payable subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
2. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent. However, the first such increase shall fall due on 01.07.08.
3. The HIREE shall pay the amenities charges for each month on or before the 7th 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.

for Modi Properties & Investments Pvt. Ltd.

[Signature]
Director

for M. C. Modi Educational Trust
[Signature]
Trustee

5. Any default in the payment of any covenants of tenancy and the OWNER shall give vacant possession to the HIREE.

charges shall be deemed to be a breach of the tenancy. The OWNER shall be entitled to determine the lease and the tenancy.

6. The HIREE shall pay building maintenance charges amounting to Rs. 1,500/- (Rupees Fifteen Hundred Only) per month. The OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

charges amounting to Rs. 1,500/- (Rupees Fifteen Hundred Only) per month. The OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

PARTICULARS OF AMENITIES.

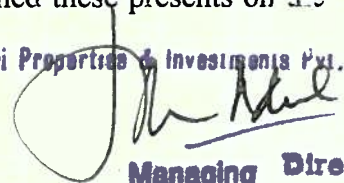
1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for motor vehicles.

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

WITNESSES:

- 1.
- 2.

For Medi Properties & Investments Pvt. Ltd



Managing Director

HIREE

OWNER

For M. C. Modi Educational Trust



Trustee