

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2 JAN 2012

AS 960296

S.No. 49... Date 2/1/12... Rupees 100/-

Sold to... Premash...

S/o. W/o. D/o... M.C. Modi Educational Trust

S. ANJAMMA

Licensed Stamp Vendor

Lic No. 16/7/27 of 2011

Ren. No. 8/94-31-12-2013

H.No. 3-5 948/11, Narayanaguda,

Hyderabad 500 029.

Ph No. 9394086136

### GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 02<sup>nd</sup> day of January, 2012 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramod Modi, S/o. Late Shri Manilal C Modi, hereinafter referred to as the **OWNER** (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, IInd Floor, Soham Mansion, M.G. Road, Secunderbad, and represented by its Director, Shri. Gaurang Mody, S/o. Shri Jayantilal Mody, aged 44 years, hereinafter referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

Trustee

For Modi Properties & Investments Pvt. Ltd.

Director

**WITNESSETH**

The **HIREE** has obtained on lease vide Lease Agreement dated 02.01.2012 the office space situated on the first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4/5 situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 1,825 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. 10,700/- (Rupees Eight Thousand 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 **HIREE** shall enhance the amenity charges by 6% at the end of every year on the then existing amenity charges.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> 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 amenity 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.
6. The **HIREE** shall pay building maintenance charges amounting to Rs. 1825/- (Rupees One Thousand Eight Hundred and Twenty Five Only) per month to 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 cars & scooters.

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

**WITNESSES:**

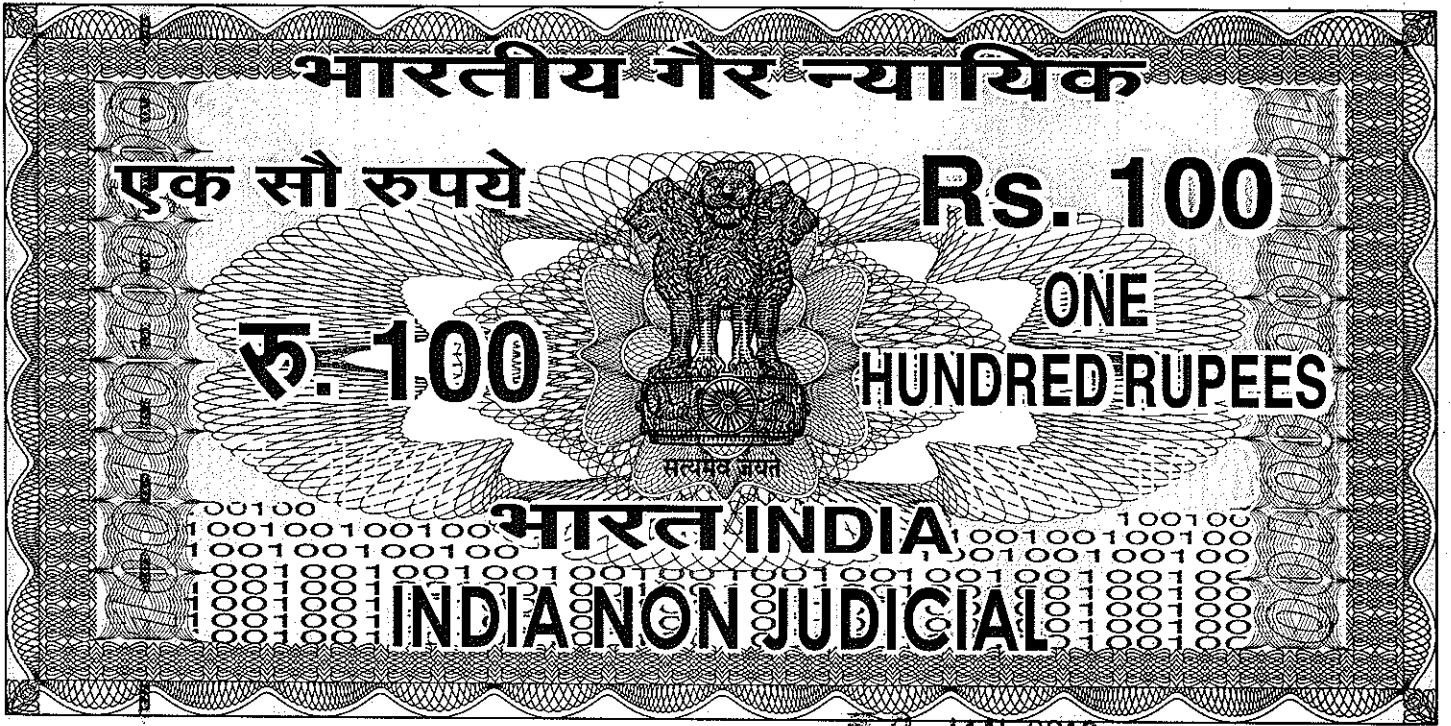
- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

  
HIREE Director

For M. G. Modi Educational Trust

  
OWNER Trustee



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2 JAN 2012

AS 960297

S.No. 90 Date 2/1/12 Rupees 100

Sold to Ramiah

S/o. W/o. D/o. M.C. Modi Education Trusty

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For M. C. Modi Educational Trust

Trustee

For Modi Properties & Investments Pvt. Ltd.

Director

## WITNESSETH

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## PARTICULARS OF AMENITIES

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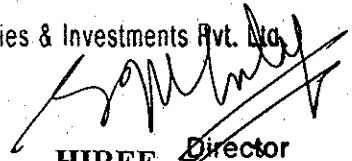
IN WITNESS WHEREOF the **HIREE** and the **OWNER** have signed these presents on the date and at the place mentioned above.

## WITNESSES:

1.

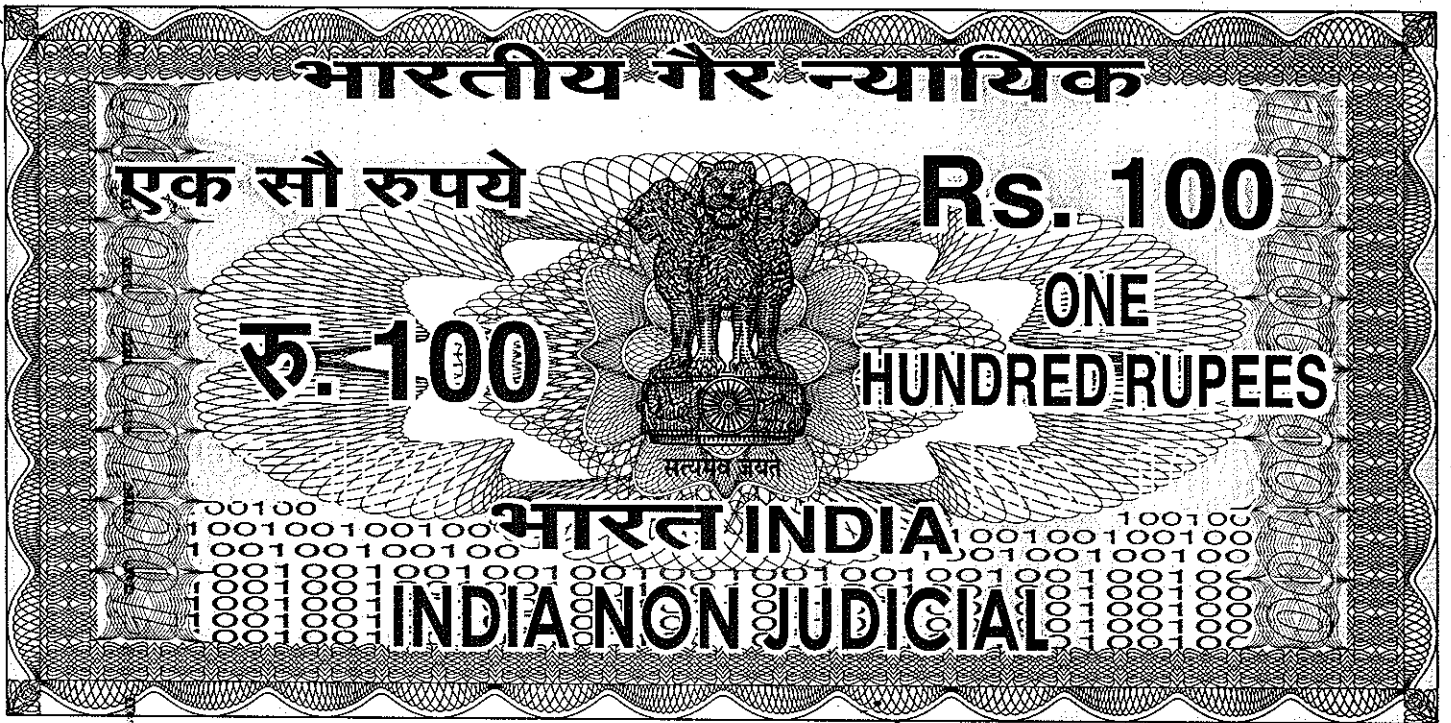
2.

For Modi Properties & Investments Pvt. Ltd.

  
HIREE Director

For M. G. Modi Educational Trust

  
OWNER Trustee



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 2 JAN 2012

AS 960295

Sl. No. 48 Date 2/1/12 Rupees 100

Sold to Rema

S/o W/o D/o M.C. Modi Education Trust

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H.No. 3-5 948/11, Narayanaguda,

Hyderabad 500 029.

Ph No. 9394086136

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 02<sup>nd</sup> day of January, 2012 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramod Modi, S/o. Late Shri Manilal C Modi, hereinafter referred to as the **LESSOR** (which term shall mean and include whenever the context may so require his successor-in-interest).

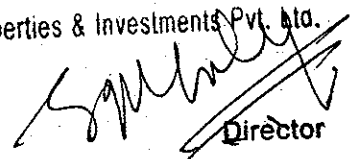
AND

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, IInd Floor, Soham Mansion, M.G. Road, Secunderbad, and represented by its Director, Shri. Gaurang Mody, S/o. Shri Jayantilal Mody, aged 44 years, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

  
Trustee

For Modi Properties & Investments Pvt. Ltd.

  
Director

**WHEREAS** the **LESSOR** is the absolute owner of the office space situated on the first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4/5, situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 1,825 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 first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4/5 situated at M. G. Road, Secunderabad – 500 003 having a super-built area of about 1,825 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. 10,700/- (Rupees Ten Thousand Seven Hundred 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. 96,000/- (Rupees Ninety Six 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**.
3. The lease shall be for a period of **five years** commencing from **1<sup>st</sup> December 2011**. 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 7<sup>th</sup> 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.
8. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

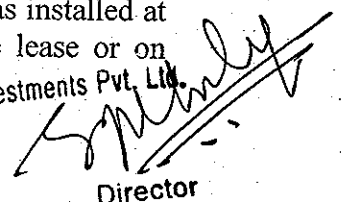
**THE LESSOR HEREBY COVENANTS AS UNDER:-**

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 M. G. Modi Educational Trust:

  
Trustee

For Modi Properties & Investments Pvt. Ltd.

  
Director

**DESCRIPTION OF THE DEMISED PORTION.**

All that portion consisting of the office space admeasuring about **1,825** sft. situated on the first floor of the building known as Soham Mansion, bearing no. 5-4-187/3&4/5 situated at M. G. Road, Secunderabad – 500 003, bounded by:

North By : Premises Occupied by M/s. Schaltech Automation Pvt. Ltd. &  
Staircase  
South By : Neighbour's Building  
East By : Neighbour's Office  
West By : Open to sky

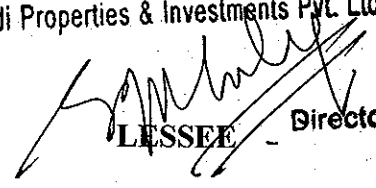
In witness whereof the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

For M. C. Modi Educational Trust

  
Trustee

**LESSOR**

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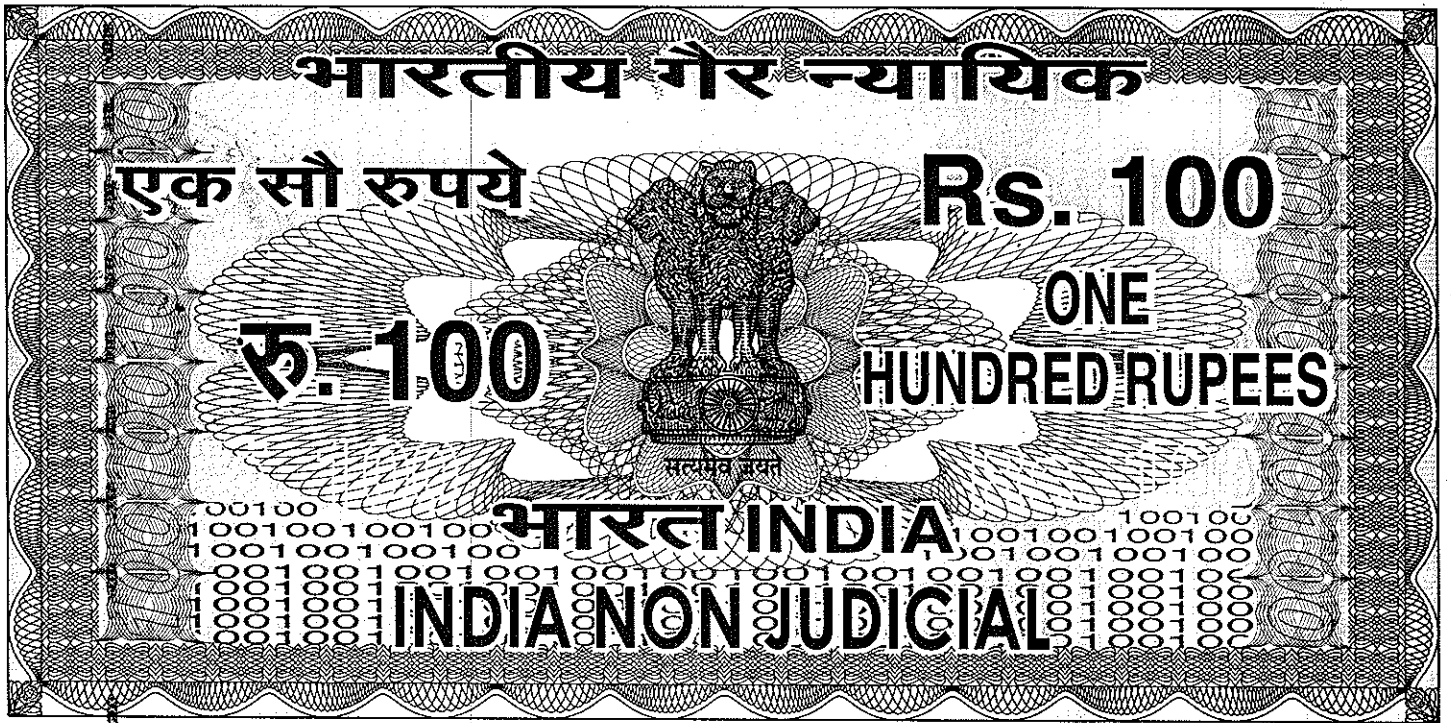
  
**LESSEE** - Director

**WITNESSES:**

1.

2.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2 JAN 2012

AS 960294

Sl. No. 47 Date 2/1/12 Rupees 100

Sold to Reshath

S/o W/o. D/o. P. V. S. R. P. S. No. 42

For M. C. Modi Educational Trust

S. ANJAMMA

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For M. C. Modi Educational Trust

*[Signature]*  
Trustee

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Director



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For M. C. Modi Educational Trust

Trustee

For Modi Properties & Investments Pvt. Ltd.

Director

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1.

For M. C. Modi Educational Trust

Trustee

**LESSOR**

2.

For Modi Properties & Investments Pvt. Ltd.

**LESSEE Director**